

SITE PLAN REVIEW AGENDA

Tuesday, January 2, 2018

NEW SITE PLAN REVIEW APPLICATIONS

File #: SP-22-17-18
Applicant: Susan Eliaszewskij (Excellus Blue Cross Blue Shield)
Address: [16-18 Capron Street](#) and 35 St. Mary's Place, 14607
Zoning District: Center City District-Riverfront (CCD-R)
Description: Demolish existing office building at 16-18 Capron, combine the parcels, and construct a 35 space surface parking lot
Requirement for Site Plan Review: 120-191D(3)(a)[2]: Minor site plan review shall be required for all new construction in the CCD that include minor deviations from the design criteria.
Requirement for Major Site Plan Review: 120-191D(3)(c)[1]: All Type 1 actions as identified in [Section 48-4](#) of the City Code.
Site Plan Type: Major
Quadrant: SW
Enforcement: No
SEQR: Type 1: 6 CRR-NY 617.4(b)(9), any Unlisted action occurring substantially contiguous to any district that is listed on the National Register of Historic Places. Geva Theater (75 Woodbury) is listed on the National Register.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761

SITE PLAN REVIEW PROJECT UPDATES:

File #: SP-16-17-18
Address: [1875 Dewey Avenue](#), 14615
Zoning District: Regional Center (C-3)
Description: Establish vehicle sales and repair. Construct 360 sf office for vehicle sales. Future phase: construct 1,800 sf 4 bay garage for vehicle repair.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan review in progress

File #: SP-11-17-18
Address: [1187 Culver Road](#)
Zoning District: Community Center (C-2)
Description: Construct two story, 675 square foot, addition on west side of building, legalize front yard parking, and change use of second floor from dwelling unit to office.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan findings issued 12-8-2017; project requires AA to waive parking shortage

File #: SP-06-17-18
Address: [55 Elton Street](#) (includes 33, 37, 41, 45, 51, 55 Elton Street and 11 Alma Place)
Zoning District: Medium Density Residential (R-2)
Description: Expand existing ancillary parking lot to 39 spaces and add ancillary refuse storage. Both parking and refuse storage serves 34 Elton Street.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan review in progress. CPC held their decision on 12-11-2017; requested more information. Project will return to CPC 1-8-2018.

File #: SP-07-17-18
Address: [1628 Lyell Avenue](#)
Zoning District: Community Center (C-2)
Description: Legalize three bay vehicle repair (collision shop). No site work proposed.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan approval issued 12-4-2017.

File #: SP-08-17-18
Address: [281-283](#) and 291 Genesee Street
Zoning District: Neighborhood Center (C-1)
Description: Change use of vacant vehicle repair to mixed use building (three retail/office tenant spaces on first floor, one dwelling unit on second floor), with site and landscaping improvements.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan approval issued 12-4-2017.

File #: SP-37-16-17
Address: [1464](#) and 1462 Lyell Avenue
Zoning District: Community Center and Industrial (C-2 and M-1)
Description: Redevelop site. Partially demolish 21,000 sf building at 1464 Lyell, retaining and rehabilitating the 6,200 sf rear portion for a future tenant. Establish 1462 as a contractor operation in the existing 24,000 sf building and establish outdoor contractor storage. Resubdivide property to adjust property line and adjust zoning district boundary line.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan approval pending. City Council approved the rezoning 12-19-2017.

File #: SP-33-16-17
Address: [645 Norris Drive](#)
Zoning District: High Density Residential (R-3)
Description: Redevelop existing multifamily residential complex in three phases. Final project build out includes demolition of existing buildings with 60 dwelling units (approximately 31,500 square feet) and construction of two 3-story buildings with 37 apartments in each, and three 2-story buildings with 8 townhouse style apartments in each. The final project will have five buildings with 98 total dwelling units (approximately 111,000 square

Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan findings issued 12-29-2017. Scheduled for CPC 1-8-2018.

File #: **SP-29-16-17**
Address: [1201 Elmwood Avenue](#) and 340 Science Parkway
Zoning District: Planned Development (PD #18)
Description: Rezone property from IPD to PD. Redevelop 17.7 acre site, a portion of a former psychiatric hospital. Project includes demolition of 224 foot tall, 17 story, 490,000 sf former hospital building and construction of a mixed use development. The new development will be a mix of multi-family residential (420 units), hotel, commercial, amenity, and service and support space, approximately 615,000 sf in 8 separate buildings. The 8 new buildings will range from 22 to 145 feet tall. The new development will have 654 parking spaces split between parking garages (370 spaces) and surface lots (284 spaces). The new development will have an internal street, sidewalk, and trail network, including a vehicular and pedestrian connection to Science Parkway. *[This project description reflects the portion of the project within the City of Rochester]*

All drawings and documents submitted to the City of Rochester and Town of Brighton can be viewed and downloaded here:

Drawings: <https://www.recplanroom.com/plans.php?job=149&jobName=1201+Elmwood+Ave>

Documents: <https://www.recplanroom.com/specs.php?job=149&jobName=1201+Elmwood+Ave>

Contact Person: Review Team:
Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Zina Lagonegro, zina.lagonegro@cityofrochester.gov, 585-428-7054
Jill Wiedrick, jill.wiedrick@cityofrochester.gov, 585-428-6914
Notes: Rezoning approved by City Council 8-15-2017. Site Plan approval pending.

File #: **SP-24-16-17**
Address: [1535 Hudson Avenue](#) and 611 East Ridge Road
Zoning District: Regional Center (C-3)
Description: Demolish existing 6,700 square foot vacant building and construct new 14,000 square foot vehicle service operation and convenience store, gas sales, and queuing and prep area for existing car wash at 611 East Ridge (Town of Irondequoit). Project includes associated parking and landscaping improvements. Requires 239m review by Monroe County due to location within 500 feet of a municipal border.

Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan approval pending; waiting for revised drawings from applicant

File #: **SP-38-15-16**
Address: [359](#), 365, 371 and 377 Whitney Street

Zoning District: Industrial (M-1)
Description: To change use to vehicle repair and sales and combine 359, 365, 371 and 377 into a single parcel.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan approval pending; waiting for applicant to pay taxes so that resubdivision application can be processed.

File #: **SP-07-16-17**
Address: [360 Alexander Street](#)
Zoning District: Medium Density Residential (R-2)
Description: Legalize 22 space parking lot as ancillary parking for hotel and restaurant at 384 East Avenue.
Contact Person: Jill Wiedrick, 585-428-6914, jill.wiedrick@cityofrochester.gov
Notes: Preliminary findings pending; next step is CPC for review of ancillary parking lot request.

File #: **SP-12-17-18**
Address: [1](#), 9-15, 25 [Circle Street](#), 357-363 North Goodman Street, 4, 8 Birch Crescent, 911, 917-919, 925-927, 935, 936, and 951 East Main Street, 14607
Zoning District: Community Center (C-2), Public Market Village (PMV)
Description: Rezone 4 and 8 Birch Crescent from R-2 to C-2.

Construct 244 space surface parking lot to serve multiple properties. Includes landscaping improvements. Abandon and acquire of a portion of the Circle Street right-of-way.

Demolish 911 East Main, 4 Birch Crescent, and one of the structures at 936 East Main, a Designated Building of Historic Value (DBHV).
Contact Person: Zina Lagonegro, zina.lagonegro@cityofrochester.gov, 585-428-7054
Notes: Site Plan review in progress; tentatively scheduled for February CPC, March City Council, and March ZBA.

File #: **SP-13-17-18**
Address: [59](#), 70, and 50 [Goodwill Street](#), 17 Woodside Street, and a portion of 1991 Lake Avenue, 14615
Zoning District: Currently Planned Development (PD) #12
Proposed High Density Residential (R-3)
Description: Rezone 9.38 acres from PD #12 to R-3.

Construct 13 new single family homes and two new multifamily buildings of seven dwelling units each and one mixed use building with 3,000 square feet of commercial space and 160 dwelling units, for a total of 187 new dwelling units. 59, 70, 50 Goodwill and 17 Woodside will be combined into a single parcel. 1991 Lake Avenue will be subdivided into two new parcels.

The one family homes include standard residential driveways and garage, the new multifamily dwellings includes a 147 space surface parking lot. The proposal includes a free standing clubhouse building, outdoor recreational areas, and associated landscaping improvements.

Contact Person:
Notes:

Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Site Plan approval issued 12-22-2017

File #:

SP-14-17-18

Address:

[59 Sullivan Street](#) et al., 14605

Zoning District:

Currently Low Density Residential (R-1) and Community Center (C-2)
Proposed Medium Density Residential (R-2) (*Existing Low Density Residential (R-1) zoning at 938 Clifford and Planned Development (PD) #3 zoning at 208-214 Clifford to remain*).

Description:

Rezone approximately 33 acres from R-1 and C-2 to R-2.

Construct six new single family homes and 32 new two family homes across multiple sites in the area generally bounded by Rauber, Joseph, Clifford, Clinton, plus Kappel Place. Construct a 14 unit multifamily dwelling at 51 and 59 Sullivan, 50 O'Brien. The project components will utilize 45 existing vacant parcels that will be resubdivided in 34 new parcels.

Change use of a charter school at 938 Clifford to an 18 unit multifamily dwelling. Establish a community center at 200 and 208-214 Clifford and adjust property line.

The one and two family homes include standard residential driveways, the new multifamily dwelling includes a 20 space surface parking lot. The conversion of 938 Clifford includes an existing eight space parking lot at 946 Clifford.

Contact Person:
Notes:

Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Site Plan review in progress; City Council approved rezoning 12-19-2017. Next step is special permit for multifamily building.

File #:

SP-09-17-18

Address:

[1092 Mount Hope Avenue](#), 25 May Street, 14620

Zoning District:

Neighborhood Center (C-1) and Low Density Residential (R-1)

Description:

Demolish a 3,500 square foot vacant retail structure (florist) and greenhouse and create a 4,500 square foot site for future development. Construct a 22 space ancillary parking lot to serve the restaurants at 1118-1120 and 1132-1138, 1142 Mount Hope Avenue. Rezone 25 May Street from R-1 to C-1 and combine 25 May and 1092 Mount Hope into a single parcel.

Contact Person:
Notes:

Jill Wiedrick, 585-428-6914, jill.wiedrick@cityofrochester.gov
Site Plan review in progress; City Council approved rezoning from R-1 to C-1 11-14-2017. Next step is preliminary SPR findings and CPC to review ancillary parking request.

File #: SP-38-16-17
Address: [625 South Goodman Street](#), 14607
Zoning District: C-2
Description: Construct a 4 story, 117,040sf, 100 dwelling unit multifamily building including a 69 space surface parking lot, 28 space first floor parking garage, and associated site improvements. Applicant is also proposing improvements within the public right-of-way of Uhlen Place and Karges Place.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: ZBA granted variances 12-21-2017. Site Plan approval pending.

File #: SP-02-17-18
Address: [1 and 15 Manhattan Square Drive](#), 47 and 55 Savannah Street, Inner Loop Development Sites 4 and 5, 14607
Zoning District: CCD-B
Description: Redevelop an 18.18 acre site (multiple parcels) in the southeast portion of Rochester's Center City into a mixed use neighborhood. 2.96 acres are a portion of the former Inner Loop Expressway, 1.67 acres are two parcels owned by the Rochester Urban Renewal Agency (RURA), 13.55 acres are a portion of the existing Strong Museum site.

Construct 8 new buildings including:

- 310,000 sf, 5 story parking structure containing 1,200 spaces
- 100,000 sf, 3 story museum expansion
- 117,800 sf, 5 story, 175 room hotel
- 57,600 sf, 4 story, residential building (Building A)
- 65,200 sf, 4 story, mixed use building (Building B)
- 6,500 sf, 1 story, retail building (Building C)
- 96,100 sf, 4 story, mixed use building (Building D)
- 109,600 sf, 4½ story, residential building (Building E)

Amongst the five residential, retail, and mixed use buildings, there will be approximately 250 dwelling units and 18,000 square feet of retail space.

The new development will have two new dedicated streets and one new private street:

- Adventure Street, public (connecting Manhattan Square Drive and South Union Street. Street will be two 11' travel lanes, two 8' on-street parking lanes, for a total of 38' wide, curb to curb)
- New Street B, public (connecting Savannah Street and Adventure Street, Street will be two 13' travel lanes, one 8' on-street parking lane, for a total of 34' wide, curb to curb)
- New Street A, private (connecting Howell Street and Adventure Street. Street will be two 13' travel lanes, for a total of 26' wide curb to curb)

Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan review in progress, met with project architect 12-7-2017. Site Plan Approval anticipated for February-March 2018, construction of first phase (parking garage) to begin May-June 2018.

File #: **SP-34-16-17**
Address: 270 East Avenue, 14604
Zoning District: CCD-E
Description: Construct 4-5 story, 221,000 square foot, mixed use building with retail, office, 120 (+/-) dwelling units, 124 underground and ground level parking spaces, and a public open space

Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan review in progress; project requires state variance from fire code for building setback along Union Street

File #: **SP-08-16-17**
Address: [135-165 Murray Street](#), 14606
Zoning District: M-1
Description: Legalize the existing salvage yard.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan approval pending; CPC granted 1 year special permit 12-11-2017

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

None

SITE PLAN REVIEW AGENDA

Tuesday, January 9, 2018

NEW SITE PLAN REVIEW APPLICATIONS

File #: SP-23-17-18
Applicant: Aaron Malbone (Buckingham Properties)
Address: [230-250 Alexander Street](#), 14607
Zoning District: Community Center (C-2)
Description: Redevelop a 7.4 acre vacant site (former hospital) into a mixed use development.

Construct 8 new buildings:

- Building A, an 49,632 SF, 4 story mixed use (retail and residential) building
- Building B, an 39,600 SF, 4 story mixed use (retail and residential) building
- Building C, an 30,624 SF, 4 story residential building
- Building D, an 40,600 SF, 4 story residential building
- Building E, an 39,024 SF, 4 story residential building (micro-units).
- Building F, an 19,200 SF, 1 story retail (health club) building
- Building G, a 3 story parking garage containing 235+/- spaces
- Building H (Mindex), an 71,552 SF, 4 story mixed use (office and residential) building

Amongst the seven residential, retail, and mixed use buildings, there will be approximately 250 dwelling units and 16,573 SF square feet of retail space.

The new development will have two new private streets:

- New Street A (East-West Road), (connecting Alexander Street and Averill Avenue) will be two 13' travel lanes, one 8' on-street parking lane, for a total of 34' wide, curb to curb
- New Street B, (North-South Road) (connecting New Street A and Tracy Street) will be two 10' travel lanes, two 8' on-street parking lane, for a total of 36' wide, curb to curb

Subdivide one parcel into three parcels.

**Requirement for
Site Plan Review:**

120-191D(3)(a)[8]: Any new structure or structures having a total floor area, or covering a contiguous land area, in excess of 20,000 square feet which do not comply with the City-wide Design Standards and all other zoning requirements.

120-191D(3)(a)[9]: Any new construction on a vacant parcel of one acre

or more.

120-191D(3)(a)[10]: Projects involving or abutting a designated landmark or those involving or abutting a site eligible for listing on the National Register of Historic Places. 189 through 241 Meigs Street are eligible for a National Register District. 241 and 253 Alexander Street are individually eligible for the National Register.

120-191D(3)(a)[14]: New construction of multifamily dwellings.

120-191D(3)(a)[19]: Any development that involves the installation of a new curb cut in the public right-of-way of minor arterials. Alexander Street is a minor arterial.

Requirement for Major Site Plan Review: 120-191D(3)(c)[4]:

Construction of any principal building in the C-2 Districts that does not meet City-wide design standards set forth in this chapter.

Site Plan Type: Major
Quadrant: SE
Enforcement: No
SEQR: Unlisted
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761

SITE PLAN REVIEW PROJECT UPDATES:

File #: **SP-17-17-18**
Address: [19 Sunshine Street](#), 14621
Zoning District: Industrial (M-1)
Description: Expand existing junkyard to 75 vehicles. Construct 900 sf building for vehicle dismantling.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan review in progress. Site visit with NYSDEC tentatively scheduled for 1-17-2018.

File #: **SP-19-17-18**
Address: [337 University Avenue](#), 14607
Zoning District: Medium Density Residential (R-2)
Description: Change use of existing 2 story building from retail to multifamily dwelling (8 dwelling units). Includes façade improvements, construction of 5 garage parking spaces and 5 surface parking spaces, and landscaping improvements.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan review in progress.

File #: **SP-20-17-18**
Address: 700 Hollenbeck Street, 14621
Zoning District: Community Center (C-2)
Description: Establish outdoor storage and multiple uses in seven buildings on 2.65 acre site. Vehicle repair in Building #5, light industrial (wood working) in Building #1, and storage in Buildings #2, #3, #4, #6, and #7.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761

Notes: Site Plan review in progress.

File #: **SP-15-17-18**
Address: [1176](#), 1182, 1186-1188 [Mount Hope Avenue](#), 17 Langslow Street, 14620
Zoning District: Neighborhood Center (C-1) and Low Density Residential (R-1)
Description: Demolish two story commercial structure at 1176 Mount Hope and construct a new five story, 60,000 square foot mixed use building. The new building will contain 20 indoor parking spaces and 2,100 square feet of commercial space on the first floor, and 32 dwelling units on floors two through five. An existing 24 space parking lot on 17 Langslow Street is proposed to be used for parking.

Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan review in progress; reviewed by PRC 11-1-2017 and REC 11-16-2017.

File #: **SP-10-17-18**
Address: [990 Lyell Avenue](#), 14606
Zoning District: Community Center (C-2)
Description: Expand existing vehicle sales from 22 spaces to 48 spaces
Contact Person: Jill Wiedrick, 585-428-6914, jill.wiedrick@cityofrochester.gov
Notes: Preliminary site plan findings issued 12-8-2017. Next step is for applicant to apply for use and area variances.

File #: **SP-05-17-18**
Address: [616](#) and 622-624 Monroe Avenue, 14607
Zoning District: Community Center (C-2)
Description: Legalize existing parking lot and expand to create a total of 15 parking spaces to serve the existing four family dwelling at 622-624 Monroe and as ancillary parking for the mixed use building at 630-638 Monroe.
Contact Person: Jill Wiedrick, 585-428-6914, jill.wiedrick@cityofrochester.gov
Notes: Preliminary site plan findings issued 12-22-2017.

File #: **SP-23-16-17**
Address: [40 Silver Street](#), 14611
Zoning District: M-1
Description: Legalize taxi dispatch, office, storage of fleet vehicles, and accessory repair and storage of parts in building #1. Existing vehicle repair (no outdoor activities) in building #2 to remain.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site plan approval pending.

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

1669 Lake Avenue, et al, PD #12. Revise the PD #12 map and text to facilitate the continued redevelopment of Eastman Business Park. Subareas within the PD will be reconfigured and seven properties currently zoned C3 will be added to the PD. 37 total properties owned by nine different entities are affected.

54-56 Capron Street and 8 Chapman Alley, R3, proposed to be rezoned to CCD-B. Expand a single story mixed use (retail and office) building into a four story (retail, residential, and office) building.

SITE PLAN REVIEW AGENDA

Tuesday, January 16, 2018

NEW SITE PLAN REVIEW APPLICATIONS

File #: SP-24-17-18
Applicant: Craig Jensen (CJS Architects)
Address: [54-56 South Union Street](#), 8 Chapman Alley, 14607
Zoning District: High Density Residential (R-3), proposed Center City District-Base (CCD-B)
Description: Rezone property and expand existing single story mixed use (retail/office) building into a four story mixed use (retail/office/residential) building. The completed building will have 7,500 sf of retail space on the first floor, 14 residential units on the second and third floor, and 7,500 sf of office space on the fourth floor.

The existing site, including the 25 space surface parking lot will remain as is.
Requirement for Site Plan Review: 120-65D: Applications not meeting the design criteria, within the specified tolerance limits set forth in the Design Checklist tables at the end of this chapter, shall require site plan approval.
Site Plan Type: Minor
Quadrant: SE
Enforcement: No
SEQR: Unlisted
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761

SITE PLAN REVIEW PROJECT UPDATES:

File #: SP-16-17-18
Address: [1875 Dewey Avenue](#), 14615
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Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan review in progress

File #: SP-11-17-18
Address: [1187 Culver Road](#)
Zoning District: Community Center (C-2)
Description: Construct two story, 675 square foot, addition on west side of building, legalize front yard parking, and change use of second floor from dwelling unit to office.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan findings issued 12-8-2017; project requires AA to waive

parking shortage

File #: **SP-06-17-18**
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Description: Expand existing ancillary parking lot to 39 spaces and add ancillary refuse storage. Both parking and refuse storage serves 34 Elton Street.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan approval pending. CPC held their decision on 12-11-2017; requested more information. CPC took testimony 1-8-2018, approved 1-11-2018.

File #: **SP-37-16-17**
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Notes: Site Plan approval pending.

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Description: Redevelop existing multifamily residential complex in three phases. Final project build out includes demolition of existing buildings with 60 dwelling units (approximately 31,500 square feet) and construction of two 3-story buildings with 37 apartments in each, and three 2-story buildings with 8 townhouse style apartments in each. The final project will have five buildings with 98 total dwelling units (approximately 111,000 square feet). Project also includes site, landscaping, and parking improvements.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan findings issued 12-29-2017. CPC took testimony 1-8-2018, deliberated 1-11-2018. Decision held.

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Description: Rezone property from IPD to PD. Redevelop 17.7 acre site, a portion of a former psychiatric hospital. Project includes demolition of 224 foot tall, 17 story, 490,000 sf former hospital building and construction of a mixed use development. The new development will be a mix of multi-family residential (420 units), hotel, commercial, amenity, and service and support space, approximately 615,000 sf in 8 separate buildings. The 8

new buildings will range from 22 to 145 feet tall. The new development will have 654 parking spaces split between parking garages (370 spaces) and surface lots (284 spaces). The new development will have an internal street, sidewalk, and trail network, including a vehicular and pedestrian connection to Science Parkway. *[This project description reflects the portion of the project within the City of Rochester]*

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Contact Person: Review Team:
Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Zina Lagonegro, zina.lagonegro@cityofrochester.gov, 585-428-7054
Jill Wiedrick, jill.wiedrick@cityofrochester.gov, 585-428-6914
Notes: Site Plan approval pending.

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Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
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Contact Person: Jill Wiedrick, 585-428-6914, jill.wiedrick@cityofrochester.gov
Notes: Preliminary findings pending; next step is CPC for review of ancillary

parking lot request.

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

None

SITE PLAN REVIEW AGENDA

Tuesday, January 30, 2018

NEW SITE PLAN REVIEW APPLICATIONS

None

SITE PLAN REVIEW PROJECT UPDATES:

File #: SP-23-17-18
Address: [230-250 Alexander Street](#), 14607
Zoning District: Community Center (C-2)
Description: Redevelop a 7.4 acre vacant site (former hospital) into a mixed use development.

Construct 8 new buildings:

- Building A, an 49,632 SF, 4 story mixed use (retail and residential) building
- Building B, an 39,600 SF, 4 story mixed use (retail and residential) building
- Building C, an 30,624 SF, 4 story residential building
- Building D, an 40,600 SF, 4 story residential building
- Building E, an 39,024 SF, 4 story residential building (micro-units).
- Building F, an 19,200 SF, 1 story retail (health club) building
- Building G, a 3 story parking garage containing 235+/- spaces
- Building H (Mindex), an 71,552 SF, 4 story mixed use (office and residential) building

Amongst the seven residential, retail, and mixed use buildings, there will be approximately 250 dwelling units and 16,573 SF square feet of retail space.

The new development will have two new private streets:

- New Street A (East-West Road), (connecting Alexander Street and Averill Avenue) will be two 13' travel lanes, one 8' on-street parking lane, for a total of 34' wide, curb to curb
- New Street B, (North-South Road) (connecting New Street A and Tracy Street) will be two 10' travel lanes, two 8' on-street parking lane, for a total of 36' wide, curb to curb

Subdivide one parcel into three parcels.

Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan review in progress. Previous variance for exceeding 6000 sf granted extension of time by ZBA 1-25-2018. Scheduled for 2-22-2018

ZBA for setback and transparency variance requests. **Comments from city departments and county, regional, or state agencies are due.**

- File #:** SP-17-17-18
Address: [19 Sunshine Street](#), 14621
Zoning District: Industrial (M-1)
Description: Expand existing junkyard to 75 vehicles. Construct 900 sf building for vehicle dismantling.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan review in progress. Site visit with NYSDEC conducted 1-17-2018. Written request for additional information made 1-25-2018 with deadline of 2-15-2018.
- File #:** SP-19-17-18
Address: [337 University Avenue](#), 14607
Zoning District: Medium Density Residential (R-2)
Description: Change use of existing 2 story building from retail to multifamily dwelling (8 dwelling units). Includes façade improvements, construction of 5 garage parking spaces and 5 surface parking spaces, and landscaping improvements.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan review in progress. Scheduled for 2-22-2018 ZBA.
- File #:** SP-20-17-18
Address: [700 Hollenbeck Street](#), 14621
Zoning District: Community Center (C-2)
Description: Establish outdoor storage and multiple uses in seven buildings on 2.65 acre site. Vehicle repair in Building #5, light industrial (wood working) in Building #1, and storage in Buildings #2, #3, #4, #6, and #7.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan review in progress.
- File #:** SP-15-17-18
Address: [1176](#), 1182, 1186-1188 [Mount Hope Avenue](#), 17 Langslow Street, 14620
Zoning District: Neighborhood Center (C-1) and Low Density Residential (R-1)
Description: Demolish two story commercial structure at 1176 Mount Hope and construct a new five story, 60,000 square foot mixed use building. The new building will contain 20 indoor parking spaces and 2,100 square feet of commercial space on the first floor, and 32 dwelling units on floors two through five. An existing 24 space parking lot on 17 Langslow Street is proposed to be used for parking.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan review in progress. Scheduled for 2-22-2018 ZBA.
- File #:** SP-10-17-18
Address: [990 Lyell Avenue](#), 14606
Zoning District: Community Center (C-2)

Description: Expand existing vehicle sales from 22 spaces to 48 spaces
Contact Person: Jill Wiedrick, 585-428-6914, jill.wiedrick@cityofrochester.gov
Notes: Preliminary site plan findings issued 12-8-2017. Next step is for applicant to apply for use and area variances.

File #: **SP-05-17-18**
Address: [616](#) and 622-624 Monroe Avenue, 14607
Zoning District: Community Center (C-2)
Description: Legalize existing parking lot and expand to create a total of 15 parking spaces to serve the existing four family dwelling at 622-624 Monroe and as ancillary parking for the mixed use building at 630-638 Monroe.
Contact Person: Jill Wiedrick, 585-428-6914, jill.wiedrick@cityofrochester.gov
Notes: Preliminary site plan findings issued 12-22-2017. Next step is for applicant to apply for special permit.

File #: **SP-23-16-17**
Address: [40 Silver Street](#), 14611
Zoning District: M-1
Description: Legalize taxi dispatch, office, storage of fleet vehicles, and accessory repair and storage of parts in building #1. Existing vehicle repair (no outdoor activities) in building #2 to remain.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site plan approval pending.

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

1669 Lake Avenue, et al, PD #12. Revise the PD #12 map and text to facilitate the continued redevelopment of Eastman Business Park. Subareas within the PD will be reconfigured and seven properties currently zoned C3 will be added to the PD. 37 total properties owned by nine different entities are affected. 5.3 million square feet of existing space will be retained; approximately 5 million square feet of additional space is proposed.

SITE PLAN REVIEW AGENDA

Tuesday, February 6, 2018

NEW SITE PLAN REVIEW APPLICATIONS

None

SITE PLAN REVIEW PROJECT UPDATES:

File #: SP-24-17-18
Location: [54-56 South Union Street](#), 8 Chapman Alley, SE Quad, 14607
Zoning District: High Density Residential (R-3), proposed Center City District-Base (CCD-B)
Description: Rezone property and expand existing single story mixed use (retail/office) building into a four story mixed use (retail/office/residential) building. The completed building will have 7,500 sf of retail space on the first floor, 14 residential units on the second and third floor, and 7,500 sf of office space on the fourth floor.

The existing site, including the 25 space surface parking lot will remain as is.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan review in progress; waiting for additional information from applicant. **Comments from city departments and county, regional, or state agencies are due.**

File #: SP-16-17-18
Address: [1875 Dewey Avenue](#), NW Quad, 14615
Zoning District: Regional Center (C-3)
Description: Establish vehicle sales and repair. Construct 360 sf office for vehicle sales. Future phase: construct 1,800 sf 4 bay garage for vehicle repair.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan review in progress

File #: SP-11-17-18
Location: [1187 Culver Road](#), SE Quad, 14609
Zoning District: Community Center (C-2)
Description: Construct two story, 675 square foot, addition on west side of building, legalize front yard parking, and change use of second floor from dwelling unit to office.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan findings issued 12-8-2017; project requires AA to waive parking shortage

File #: SP-06-17-18
Location: [55 Elton Street](#) (includes 33, 37, 41, 45, 51, 55 Elton Street and 11 Alma

Zoning District: Place), SE Quad, 14607
Description: Medium Density Residential (R-2)
Expand existing ancillary parking lot to 39 spaces and add ancillary refuse storage. Both parking and refuse storage serves 34 Elton Street.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan approval pending

File #: **SP-37-16-17**
Location: [1464](#) and 1462 Lyell Avenue, NW Quad, 14606
Zoning District: Community Center and Industrial (C-2 and M-1)
Description: Redevelop site. Partially demolish 21,000 sf building at 1464 Lyell, retaining and rehabilitating the 6,200 sf rear portion for a future tenant. Establish 1462 as a contractor operation in the existing 24,000 sf building and establish outdoor contractor storage. Resubdivide property to adjust property line and adjust zoning district boundary line.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan approval pending

File #: **SP-33-16-17**
Location: [645 Norris Drive](#), SE Quad, 14610
Zoning District: High Density Residential (R-3)
Description: Redevelop existing multifamily residential complex in three phases. Final project build out includes demolition of existing buildings with 60 dwelling units (approximately 31,500 square feet) and construction of two 3-story buildings with 37 apartments in each, and three 2-story buildings with 8 townhouse style apartments in each. The final project will have five buildings with 98 total dwelling units (approximately 111,000 square feet). Project also includes site, landscaping, and parking improvements.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan findings issued 12-29-2017. CPC took testimony 1-8-2018, deliberated 1-11-2018. Decision held.

File #: **SP-29-16-17**
Location: [1201 Elmwood Avenue](#) and 340 Science Parkway, SW Quad, 14620
Zoning District: Planned Development (PD #18)
Description: Rezone property from IPD to PD. Redevelop 17.7 acre site, a portion of a former psychiatric hospital. Project includes demolition of 224 foot tall, 17 story, 490,000 sf former hospital building and construction of a mixed use development. The new development will be a mix of multi-family residential (420 units), hotel, commercial, amenity, and service and support space, approximately 615,000 sf in 8 separate buildings. The 8 new buildings will range from 22 to 145 feet tall. The new development will have 654 parking spaces split between parking garages (370 spaces) and surface lots (284 spaces). The new development will have an internal street, sidewalk, and trail network, including a vehicular and pedestrian connection to Science Parkway. *[This project description reflects the portion of the project within the City of Rochester]*

All drawings and documents submitted to the City of Rochester and Town of Brighton can be viewed and downloaded here:

Drawings: <https://www.recplanroom.com/plans.php?job=149&jobName=1201+Elmwood+Ave>

Documents: <https://www.recplanroom.com/specs.php?job=149&jobName=1201+Elmwood+Ave>

Contact Person: Review Team:
Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Zina Lagonegro, zina.lagonegro@cityofrochester.gov, 585-428-7054
Jill Wiedrick, jill.wiedrick@cityofrochester.gov, 585-428-6914
Notes: Site Plan approval pending.

File #: **SP-24-16-17**
Location: [1535 Hudson Avenue](#) and 611 East Ridge Road, NE Quad, 14621
Zoning District: Regional Center (C-3)
Description: Demolish existing 6,700 square foot vacant building and construct new 14,000 square foot vehicle service operation and convenience store, gas sales, and queuing and prep area for existing car wash at 611 East Ridge (Town of Irondequoit). Project includes associated parking and landscaping improvements. Requires 239m review by Monroe County due to location within 500 feet of a municipal border.

Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan approval pending; waiting for revised drawings from applicant

File #: **SP-38-15-16**
Location: [359](#), 365, 371 and 377 Whitney Street, NW Quad, 14606
Zoning District: Industrial (M-1)
Description: To change use to vehicle repair and sales and combine 359, 365, 371 and 377 into a single parcel.

Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan approval pending; waiting for applicant to pay taxes so that resubdivision application can be processed.

File #: **SP-07-16-17**
Location: [360 Alexander Street](#), SE Quad, 14607
Zoning District: Medium Density Residential (R-2)
Description: Legalize 22 space parking lot as ancillary parking for hotel and restaurant at 384 East Avenue.

Contact Person: Jill Wiedrick, 585-428-6914, jill.wiedrick@cityofrochester.gov
Notes: Preliminary findings pending; next step is CPC for review of ancillary parking lot request.

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

None

SITE PLAN REVIEW AGENDA

Tuesday, February 13, 2018

NEW SITE PLAN REVIEW APPLICATIONS

File #: SP-25-17-18
Applicant: Reza Hourmanesh
Location: [419 Thurston Road](#), SW Quad, 14619
Zoning District: R-1
Description: Change use of existing nonconforming building from one nonconforming use (vehicle repair, vacant) to another (retail), with site and landscaping improvements.
Requirement for Site Plan Review: 120-191D(3)(b)[3]: Conversion to or from any vehicle-related uses or the development or redevelopment of any sites devoted to such uses
Site Plan Type: Minor
Quadrant: SW
Enforcement: Yes
SEQR: Type 2 (6 CRR-NY 617.5(c)(7))
Contact Person: Jill Wiedrick, 585-428-6914, jill.wiedrick@cityofrochester.gov

Please note: The proposed site has not changed from the proposal made last year (SP-20-16-17). The proposed use and floor plan have had minor revisions. No additional comments regarding the site or site changes are needed; zoning staff will utilize comments from SP-20-16-17.

SITE PLAN REVIEW PROJECT UPDATES:

File #: SP-22-17-18
Address: [16-18 Capron Street](#) and 35 St. Mary's Place, 14607
Zoning District: Center City District-Riverfront (CCD-R)
Description: Demolish existing office building at 16-18 Capron and construct a 35 space surface parking lot utilizing both parcels
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan approval pending.

File #: SP-12-17-18
Address: [1, 9-15, 25 Circle Street](#), 357-363 North Goodman Street, 4, 8 Birch Crescent, 911, 917-919, 925-927, 935, 936, and 951 East Main Street, 14607
Zoning District: Community Center (C-2), Public Market Village (PMV)
Description: Rezone 4 and 8 Birch Crescent from R-2 to C-2.

Construct 244 space surface parking lot to serve multiple properties. Includes landscaping improvements. Abandon and acquire of a portion of the Circle Street right-of-way.

Contact Person: Demolish 911 East Main, 4 Birch Crescent, and one of the structures at 936 East Main, a Designated Building of Historic Value (DBHV).
Notes: Zina Lagonegro, zina.lagonegro@cityofrochester.gov, 585-428-7054
Site Plan review in progress.

File #: **SP-14-17-18**
Address: [59 Sullivan Street](#) et al., 14605
Zoning District: Medium Density Residential (R-2)
Description: Rezone approximately 33 acres from R-1 and C-2 to R-2.

Construct six new single family homes and 32 new two family homes across multiple sites in the area generally bounded by Rauber, Joseph, Clifford, Clinton, plus Kappel Place. Construct a 14 unit multifamily dwelling at 51 and 59 Sullivan, 50 O'Brien. The project components will utilize 45 existing vacant parcels that will be resubdivided in 34 new parcels.

Change use of a charter school at 938 Clifford to an 18 unit multifamily dwelling. Establish a community center at 200 and 208-214 Clifford and adjust property line.

The one and two family homes include standard residential driveways, the new multifamily dwelling includes a 20 space surface parking lot. The conversion of 938 Clifford includes an existing eight space parking lot at 946 Clifford.

Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan review in progress; applicant revising project.

File #: **SP-09-17-18**
Address: [1092 Mount Hope Avenue](#), 25 May Street, 14620
Zoning District: Neighborhood Center (C-1)
Description: Demolish a 3,500 square foot vacant retail structure (florist) and greenhouse and create a 4,500 square foot site for future development. Construct a 22 space ancillary parking lot to serve the restaurants at 1118-1120 and 1132-1138, 1142 Mount Hope Avenue. Rezone 25 May Street from R-1 to C-1 and combine 25 May and 1092 Mount Hope into a single parcel.

Contact Person: Jill Wiedrick, 585-428-6914, jill.wiedrick@cityofrochester.gov
Notes: Site Plan review in progress. Next step is preliminary SPR findings and CPC to review ancillary parking request.

File #: **SP-38-16-17**
Address: [625 South Goodman Street](#), 14607
Zoning District: C-2
Description: Construct a 4 story, 117,040sf, 100 dwelling unit multifamily building including a 69 space surface parking lot, 28 space first floor parking

garage, and associated site improvements. Applicant is also proposing improvements within the public right-of-way of Uhlen Place and Karges Place.

Contact Person:
Notes:

Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
ZBA granted variances 12-21-2017. Site Plan approval pending.

File #:
Address:

SP-02-17-18
[1 and 15 Manhattan Square Drive](#), 47 and 55 Savannah Street, Inner Loop Development Sites 4 and 5, 14607

Zoning District:
Description:

CCD-B
Redevelop an 18.18 acre site (multiple parcels) in the southeast portion of Rochester's Center City into a mixed use neighborhood. 2.96 acres are a portion of the former Inner Loop Expressway, 1.67 acres are two parcels owned by the Rochester Urban Renewal Agency (RURA), 13.55 acres are a portion of the existing Strong Museum site.

Construct 8 new buildings including:

- 310,000 sf, 5 story parking structure containing 1,200 spaces
- 100,000 sf, 3 story museum expansion
- 117,800 sf, 5 story, 175 room hotel
- 57,600 sf, 4 story, residential building (Building A)
- 65,200 sf, 4 story, mixed use building (Building B)
- 6,500 sf, 1 story, retail building (Building C)
- 96,100 sf, 4 story, mixed use building (Building D)
- 109,600 sf, 4½ story, residential building (Building E)

Amongst the five residential, retail, and mixed use buildings, there will be approximately 250 dwelling units and 18,000 square feet of retail space.

The new development will have two new dedicated streets and one new private street:

- Adventure Street, public (connecting Manhattan Square Drive and South Union Street. Street will be two 11' travel lanes, two 8' on-street parking lanes, for a total of 38' wide, curb to curb)
- New Street B, public (connecting Savannah Street and Adventure Street, Street will be two 13' travel lanes, one 8' on-street parking lane, for a total of 34' wide, curb to curb)
- New Street A, private (connecting Howell Street and Adventure Street. Street will be two 13' travel lanes, for a total of 26' wide curb to curb)

Contact Person:
Notes:

Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Site Plan review in progress, met with project team 1-19-2018. Site Plan Approval anticipated for February-March 2018, construction of first phase (parking garage) to begin May-June 2018. Applicant has further developed design of parking garage; going to PRC 2-14-2018.

File #: SP-34-16-17
Address: 270 East Avenue, 14604
Zoning District: CCD-E
Description: Construct 4-5 story, 221,000 square foot, mixed use building with retail, office, 120 (+/-) dwelling units, 124 underground and ground level parking spaces, and a public open space
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan approval pending.

File #: SP-08-16-17
Address: [135-165 Murray Street](#), 14606
Zoning District: M-1
Description: Legalize the existing salvage yard.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Applicant did not meet conditions of CPC approval. Special permit and SPR terminated.

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

None

SITE PLAN REVIEW AGENDA

Tuesday, February 20, 2018

NEW SITE PLAN REVIEW APPLICATIONS

None

SITE PLAN REVIEW PROJECT UPDATES:

File #: SP-23-17-18
Address: [230-250 Alexander Street](#), 14607
Zoning District: Community Center (C-2)
Description: Redevelop a 7.4 acre vacant site (former hospital) into a mixed use development.

Construct 8 new buildings:

- Building A, an 49,632 SF, 4 story mixed use (retail and residential) building
- Building B, an 39,600 SF, 4 story mixed use (retail and residential) building
- Building C, an 30,624 SF, 4 story residential building
- Building D, an 40,600 SF, 4 story residential building
- Building E, an 39,024 SF, 4 story residential building (micro-units).
- Building F, an 19,200 SF, 1 story retail (health club) building
- Building G, a 3 story parking garage containing 235+/- spaces
- Building H (Mindex), an 71,552 SF, 4 story mixed use (office and residential) building

Amongst the seven residential, retail, and mixed use buildings, there will be approximately 250 dwelling units and 16,573 SF square feet of retail space.

The new development will have two new private streets:

- New Street A (East-West Road), (connecting Alexander Street and Averill Avenue) will be two 13' travel lanes, one 8' on-street parking lane, for a total of 34' wide, curb to curb
- New Street B, (North-South Road) (connecting New Street A and Tracy Street) will be two 10' travel lanes, two 8' on-street parking lane, for a total of 36' wide, curb to curb

Subdivide one parcel into three parcels.

Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan review in progress. Scheduled for 2-22-2018 ZBA for setback and transparency variance requests.

File #: SP-17-17-18
Address: [19 Sunshine Street](#), 14621
Zoning District: Industrial (M-1)
Description: Expand existing junkyard to 75 vehicles. Construct 900 sf building for vehicle dismantling.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan review in progress. Site visit with NYSDEC conducted 1-17-2018. Received additional information from applicant 2-16-2018.

File #: SP-19-17-18
Address: [337 University Avenue](#), 14607
Zoning District: Medium Density Residential (R-2)
Description: Change use of existing 2 story building from retail to multifamily dwelling (8 dwelling units). Includes façade improvements, construction of 5 garage parking spaces and 5 surface parking spaces, and landscaping improvements.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan review in progress. Scheduled for 2-22-2018 ZBA.

File #: SP-20-17-18
Address: [700 Hollenbeck Street](#), 14621
Zoning District: Community Center (C-2)
Description: Establish outdoor storage and multiple uses in seven buildings on 2.65 acre site. Vehicle repair in Building #5, light industrial (wood working) in Building #1, and storage in Buildings #2, #3, #4, #6, and #7.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan review in progress.

File #: SP-15-17-18
Address: [1176](#), 1182, 1186-1188 [Mount Hope Avenue](#), 17 Langslow Street, 14620
Zoning District: Neighborhood Center (C-1) and Low Density Residential (R-1)
Description: Demolish two story commercial structure at 1176 Mount Hope and construct a new five story, 60,000 square foot mixed use building. The new building will contain 20 indoor parking spaces and 2,100 square feet of commercial space on the first floor, and 32 dwelling units on floors two through five. An existing 24 space parking lot on 17 Langslow Street is proposed to be used for parking.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan review in progress. Scheduled for 2-22-2018 ZBA.

File #: SP-10-17-18
Address: [990 Lyell Avenue](#), 14606
Zoning District: Community Center (C-2)
Description: Expand existing vehicle sales from 22 spaces to 48 spaces
Contact Person: Jill Wiedrick, 585-428-6914, jill.wiedrick@cityofrochester.gov
Notes: Preliminary site plan findings issued 12-8-2017. Next step is for applicant

to apply for use and area variances.

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Address: [616](#) and 622-624 Monroe Avenue, 14607
Zoning District: Community Center (C-2)
Description: Legalize existing parking lot and expand to create a total of 15 parking spaces to serve the existing four family dwelling at 622-624 Monroe and as ancillary parking for the mixed use building at 630-638 Monroe.
Contact Person: Jill Wiedrick, 585-428-6914, jill.wiedrick@cityofrochester.gov
Notes: Preliminary site plan findings issued 12-22-2017. Next step is for applicant to apply for special permit.

File #: **SP-23-16-17**
Address: [40 Silver Street](#), 14611
Zoning District: M-1
Description: Legalize taxi dispatch, office, storage of fleet vehicles, and accessory repair and storage of parts in building #1. Existing vehicle repair (no outdoor activities) in building #2 to remain.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site plan approval issued 2-16-2018.

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

None

SITE PLAN REVIEW AGENDA

Tuesday, February 27, 2018

NEW SITE PLAN REVIEW APPLICATIONS

None

SITE PLAN REVIEW PROJECT UPDATES:

- File #:** SP-24-17-18
Location: [54-56 South Union Street](#), 8 Chapman Alley, SE Quad, 14607
Zoning District: High Density Residential (R-3), proposed Center City District-Base (CCD-B)
Description: Rezone property and expand existing single story mixed use (retail/office) building into a four story mixed use (retail/office/residential) building. The completed building will have 7,500 sf of retail space on the first floor, 14 residential units on the second and third floor, and 7,500 sf of office space on the fourth floor.

The existing site, including the 25 space surface parking lot will remain as is.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan review in progress
- File #:** SP-16-17-18
Address: [1875 Dewey Avenue](#), NW Quad, 14615
Zoning District: Regional Center (C-3)
Description: Establish vehicle sales and repair. Construct 360 sf office for vehicle sales. Future phase: construct 1,800 sf 4 bay garage for vehicle repair.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan review in progress
- File #:** SP-11-17-18
Location: [1187 Culver Road](#), SE Quad, 14609
Zoning District: Community Center (C-2)
Description: Construct two story, 675 square foot, addition on west side of building, legalize front yard parking, and change use of second floor from dwelling unit to office.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan findings issued 12-8-2017; project requires AA to waive parking shortage
- File #:** SP-06-17-18
Location: [55 Elton Street](#) (includes 33, 37, 41, 45, 51, 55 Elton Street and 11 Alma Place), SE Quad, 14607
Zoning District: Medium Density Residential (R-2)

Description: Expand existing ancillary parking lot to 39 spaces and add ancillary refuse storage. Both parking and refuse storage serves 34 Elton Street.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan approval pending

File #: **SP-37-16-17**
Location: [1464](#) and 1462 Lyell Avenue, NW Quad, 14606
Zoning District: Community Center and Industrial (C-2 and M-1)
Description: Redevelop site. Partially demolish 21,000 sf building at 1464 Lyell, retaining and rehabilitating the 6,200 sf rear portion for a future tenant. Establish 1462 as a contractor operation in the existing 24,000 sf building and establish outdoor contractor storage. Resubdivide property to adjust property line and adjust zoning district boundary line.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan approval pending

File #: **SP-33-16-17**
Location: [645 Norris Drive](#), SE Quad, 14610
Zoning District: High Density Residential (R-3)
Description: Redevelop existing multifamily residential complex in three phases. Final project build out includes demolition of existing buildings with 60 dwelling units (approximately 31,500 square feet) and construction of two 3-story buildings with 37 apartments in each, and three 2-story buildings with 8 townhouse style apartments in each. The final project will have five buildings with 98 total dwelling units (approximately 111,000 square feet). Project also includes site, landscaping, and parking improvements.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan findings issued 12-29-2017. CPC took testimony 1-8-2018, deliberated 1-11-2018. Decision held.

File #: **SP-29-16-17**
Location: [1201 Elmwood Avenue](#) and 340 Science Parkway, SW Quad, 14620
Zoning District: Planned Development (PD #18)
Description: Rezone property from IPD to PD. Redevelop 17.7 acre site, a portion of a former psychiatric hospital. Project includes demolition of 224 foot tall, 17 story, 490,000 sf former hospital building and construction of a mixed use development. The new development will be a mix of multi-family residential (420 units), hotel, commercial, amenity, and service and support space, approximately 615,000 sf in 8 separate buildings. The 8 new buildings will range from 22 to 145 feet tall. The new development will have 654 parking spaces split between parking garages (370 spaces) and surface lots (284 spaces). The new development will have an internal street, sidewalk, and trail network, including a vehicular and pedestrian connection to Science Parkway. *[This project description reflects the portion of the project within the City of Rochester]*

All drawings and documents submitted to the City of Rochester and Town of Brighton can be

viewed and downloaded here:

Drawings: <https://www.recplanroom.com/plans.php?job=149&jobName=1201+Elmwood+Ave>

Documents: <https://www.recplanroom.com/specs.php?job=149&jobName=1201+Elmwood+Ave>

Contact Person: Review Team:
Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Zina Lagonegro, zina.lagonegro@cityofrochester.gov, 585-428-7054
Jill Wiedrick, jill.wiedrick@cityofrochester.gov, 585-428-6914
Notes: Site Plan approval pending.

File #: **SP-24-16-17**
Location: [1535 Hudson Avenue](#) and 611 East Ridge Road, NE Quad, 14621
Zoning District: Regional Center (C-3)
Description: Demolish existing 6,700 square foot vacant building and construct new 14,000 square foot vehicle service operation and convenience store, gas sales, and queuing and prep area for existing car wash at 611 East Ridge (Town of Irondequoit). Project includes associated parking and landscaping improvements. Requires 239m review by Monroe County due to location within 500 feet of a municipal border.

Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan approval pending; waiting for revised drawings from applicant

File #: **SP-38-15-16**
Location: [359](#), 365, 371 and 377 Whitney Street, NW Quad, 14606
Zoning District: Industrial (M-1)
Description: To change use to vehicle repair and sales and combine 359, 365, 371 and 377 into a single parcel.

Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan approval pending; waiting for applicant to pay taxes so that resubdivision application can be processed.

File #: **SP-07-16-17**
Location: [360 Alexander Street](#), SE Quad, 14607
Zoning District: Medium Density Residential (R-2)
Description: Legalize 22 space parking lot as ancillary parking for hotel and restaurant at 384 East Avenue.

Contact Person: Jill Wiedrick, 585-428-6914, jill.wiedrick@cityofrochester.gov
Notes: Preliminary findings pending; next step is CPC for review of ancillary parking lot request.

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

None

SITE PLAN REVIEW AGENDA

Tuesday, March 13, 2018

NEW SITE PLAN REVIEW APPLICATIONS

None

SITE PLAN REVIEW PROJECT UPDATES:

File #: SP-23-17-18
Address: [230-250 Alexander Street](#), 14607
Zoning District: Community Center (C-2)
Description: Redevelop a 7.4 acre vacant site (former hospital) into a mixed use development.

Construct 8 new buildings:

- Building A, an 49,632 SF, 4 story mixed use (retail and residential) building
- Building B, an 39,600 SF, 4 story mixed use (retail and residential) building
- Building C, an 30,624 SF, 4 story residential building
- Building D, an 40,600 SF, 4 story residential building
- Building E, an 39,024 SF, 4 story residential building (micro-units).
- Building F, an 19,200 SF, 1 story retail (health club) building
- Building G, a 3 story parking garage containing 235+/- spaces
- Building H (Mindex), an 71,552 SF, 4 story mixed use (office and residential) building

Amongst the seven residential, retail, and mixed use buildings, there will be approximately 250 dwelling units and 16,573 SF square feet of retail space.

The new development will have two new private streets:

- New Street A (East-West Road), (connecting Alexander Street and Averill Avenue) will be two 13' travel lanes, one 8' on-street parking lane, for a total of 34' wide, curb to curb
- New Street B, (North-South Road) (connecting New Street A and Tracy Street) will be two 10' travel lanes, two 8' on-street parking lane, for a total of 36' wide, curb to curb

Subdivide one parcel into three parcels.

Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: ZBA approved setback and transparency variance requests 2-22-2018. Outstanding site plan issues being resolved with DES. Site Plan

approval pending.

File #: **SP-17-17-18**
Address: [19 Sunshine Street](#), 14621
Zoning District: Industrial (M-1)
Description: Expand existing junkyard to 75 vehicles. Construct 900 sf building for vehicle dismantling.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan review in progress. Additional information received from applicant 2-16-2018 is adequate to move forward.

File #: **SP-19-17-18**
Address: [337 University Avenue](#), 14607
Zoning District: Medium Density Residential (R-2)
Description: Change use of existing 2 story building from retail to multifamily dwelling (8 dwelling units). Includes façade improvements, construction of 5 garage parking spaces and 5 surface parking spaces, and landscaping improvements.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: ZBA approved variance requests 2-22-2018. Site Plan approval pending.

File #: **SP-20-17-18**
Address: [700 Hollenbeck Street](#), 14621
Zoning District: Community Center (C-2)
Description: Establish outdoor storage and multiple uses in seven buildings on 2.65 acre site. Vehicle repair in Building #5, light industrial (wood working) in Building #1, and storage in Buildings #2, #3, #4, #6, and #7.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan review in progress.

File #: **SP-15-17-18**
Address: [1176](#), 1182, 1186-1188 [Mount Hope Avenue](#), 17 Langslow Street, 14620
Zoning District: Neighborhood Center (C-1) and Low Density Residential (R-1)
Description: Demolish two story commercial structure at 1176 Mount Hope and construct a new five story, 60,000 square foot mixed use building. The new building will contain 20 indoor parking spaces and 2,100 square feet of commercial space on the first floor, and 32 dwelling units on floors two through five. An existing 24 space parking lot on 17 Langslow Street is proposed to be used for parking.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan review in progress. ZBA approved variance request for setback, variance request for parking requirement waiver received default denial 2-22-2018.

File #: SP-10-17-18
Address: [990 Lyell Avenue](#), 14606
Zoning District: Community Center (C-2)
Description: Expand existing vehicle sales from 22 spaces to 48 spaces
Contact Person: Jill Wiedrick, 585-428-6914, jill.wiedrick@cityofrochester.gov
Notes: Preliminary site plan findings issued 12-8-2017. Next step is for applicant to apply for use and area variances.

File #: SP-05-17-18
Address: [616](#) and 622-624 Monroe Avenue, 14607
Zoning District: Community Center (C-2)
Description: Legalize existing parking lot and expand to create a total of 15 parking spaces to serve the existing four family dwelling at 622-624 Monroe and as ancillary parking for the mixed use building at 630-638 Monroe.
Contact Person: Jill Wiedrick, 585-428-6914, jill.wiedrick@cityofrochester.gov
Notes: Preliminary site plan findings issued 12-22-2017. Next step is for applicant to apply for special permit.

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

None

SITE PLAN REVIEW AGENDA

Tuesday, March 20, 2018

NEW SITE PLAN REVIEW APPLICATIONS

File #: SP-26-17-18
Applicant: Rebecca Ferri (1001 Lake Avenue LLC)
Location: [1001 Lake Avenue](#), NW Quad, 14613
Zoning District: Planned Development (PD) #19
Description: Install campus identification, building identification, and wayfinding signage for the Education Success Campus (former Nazareth Academy).

Requirement for Site Plan Review: PD19H: A sign program shall be developed for the district which will include building and/or tenant identification, wayfinding and event promotion. The sign program shall be subject to site plan review approval by the Manager of Zoning.

Site Plan Type: Minor
Enforcement: No
SEQR: Type 2 (48-5B(17))
Contact Person: Chris Snyder, christopher.snyder@cityofrochester.gov, 585-428-6510

Please note: Comments from city departments and county, regional, or state agencies are due within three weeks of a new site plan being introduced. Comments must be provided in writing (email is encouraged) to Chris Snyder by April 10, 2018.

SITE PLAN REVIEW PROJECT UPDATES:

File #: SP-24-17-18
Location: [54-56 South Union Street](#), 8 Chapman Alley, SE Quad, 14607
Zoning District: High Density Residential (R-3), proposed Center City District-Base (CCD-B)
Description: Rezone property and expand existing single story mixed use (retail/office) building into a four story mixed use (retail/office/residential) building. The completed building will have 7,500 sf of retail space on the first floor, 14 residential units on the second and third floor, and 7,500 sf of office space on the fourth floor.

The existing site, including the 25 space surface parking lot will remain as is.

Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan review in progress

File #: SP-16-17-18
Address: [1875 Dewey Avenue](#), NW Quad, 14615
Zoning District: Regional Center (C-3)

Description: Establish vehicle sales and repair. Construct 360 sf office for vehicle sales. Future phase: construct 1,800 sf 4 bay garage for vehicle repair.

Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762

Notes: Site Plan review in progress; applicant consulting with MCDOH, DEQ regarding possible contamination issues and water and sewer connections.

File #: **SP-11-17-18**

Location: [1187 Culver Road](#), SE Quad, 14609

Zoning District: Community Center (C-2)

Description: Construct two story, 675 square foot, addition on west side of building, legalize front yard parking, and change use of second floor from dwelling unit to office.

Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761

Notes: Site Plan findings issued 12-8-2017; project requires AA to waive parking shortage

File #: **SP-06-17-18**

Location: [55 Elton Street](#) (includes 33, 37, 41, 45, 51, 55 Elton Street and 11 Alma Place), SE Quad, 14607

Zoning District: Medium Density Residential (R-2)

Description: Expand existing ancillary parking lot to 39 spaces and add ancillary refuse storage. Both parking and refuse storage serves 34 Elton Street.

Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761

Notes: Site Plan approval pending

File #: **SP-37-16-17**

Location: [1464](#) and 1462 Lyell Avenue, NW Quad, 14606

Zoning District: Community Center and Industrial (C-2 and M-1)

Description: Redevelop site. Partially demolish 21,000 sf building at 1464 Lyell, retaining and rehabilitating the 6,200 sf rear portion for a future tenant. Establish 1462 as a contractor operation in the existing 24,000 sf building and establish outdoor contractor storage. Resubdivide property to adjust property line and adjust zoning district boundary line.

Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761

Notes: Site Plan approval pending

File #: **SP-33-16-17**

Location: [645 Norris Drive](#), SE Quad, 14610

Zoning District: High Density Residential (R-3)

Description: Redevelop existing multifamily residential complex in three phases. Final project build out includes demolition of existing buildings with 60 dwelling units (approximately 31,500 square feet) and construction of two 3-story buildings with 37 apartments in each, and three 2-story buildings with 8 townhouse style apartments in each. The final project will have five buildings with 98 total dwelling units (approximately 111,000 square feet). Project also includes site, landscaping, and parking improvements.

Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan findings issued 12-29-2017. CPC took testimony 1-8-2018, deliberated 1-11-2018. Decision held. Project changes reviewed by PRC 3-14-2018.

File #: **SP-24-16-17**
Location: [1535 Hudson Avenue](#) and 611 East Ridge Road, NE Quad, 14621
Zoning District: Regional Center (C-3)
Description: Demolish existing 6,700 square foot vacant building and construct new 14,000 square foot vehicle service operation and convenience store, gas sales, and queuing and prep area for existing car wash at 611 East Ridge (Town of Irondequoit). Project includes associated parking and landscaping improvements. Requires 239m review by Monroe County due to location within 500 feet of a municipal border.

Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan approval pending; waiting for revised drawings from applicant

File #: **SP-38-15-16**
Location: [359](#), 365, 371 and 377 Whitney Street, NW Quad, 14606
Zoning District: Industrial (M-1)
Description: To change use to vehicle repair and sales and combine 359, 365, 371 and 377 into a single parcel.

Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan approval pending; waiting for applicant to pay taxes so that resubdivision application can be processed.

File #: **SP-07-16-17**
Location: [360 Alexander Street](#), SE Quad, 14607
Zoning District: Medium Density Residential (R-2)
Description: Legalize 22 space parking lot as ancillary parking for hotel and restaurant at 384 East Avenue.

Contact Person: Jill Wiedrick, 585-428-6914, jill.wiedrick@cityofrochester.gov
Notes: Preliminary findings pending; next step is CPC for review of ancillary parking lot request.

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

4 and 10 Orange Street, 641, 645, and 649-653 West Broad Street, R-1. Proposal to rezone these properties to C-2. Vehicle repair and sales to remain at 641 and 645 West Broad. Change use of 649-653 West Broad from vehicle repair to multi-tenant retail (including convenience store) and gas station.

SITE PLAN REVIEW AGENDA

Tuesday, March 27, 2018

NEW SITE PLAN REVIEW APPLICATIONS

None

SITE PLAN REVIEW PROJECT UPDATES:

File #: SP-25-17-18
Location: [419 Thurston Road](#), SW Quad, 14619
Zoning District: R-1
Description: Change use of existing nonconforming building from one nonconforming use (vehicle repair, vacant) to another (retail), with site and landscaping improvements.
Contact Person: Jill Wiedrick, 585-428-6914, jill.wiedrick@cityofrochester.gov
Notes: Site Plan review in progress

File #: SP-22-17-18
Address: [16-18 Capron Street](#) and 35 St. Mary's Place, 14607
Zoning District: Center City District-Riverfront (CCD-R)
Description: Demolish existing office building at 16-18 Capron and construct a 35 space surface parking lot utilizing both parcels
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan approval issued 3-8-2018.

File #: SP-12-17-18
Address: [1](#), 9-15, 25 [Circle Street](#), 357-363 North Goodman Street, 4, 8 Birch Crescent, 911, 917-919, 925-927, 935, 936, and 951 East Main Street, 14607
Zoning District: Community Center (C-2), Public Market Village (PMV)
Description: Rezone 4 and 8 Birch Crescent from R-2 to C-2.

Construct 244 space surface parking lot to serve multiple properties. Includes landscaping improvements. Abandon and acquire of a portion of the Circle Street right-of-way.

Demolish 911 East Main and 4 Birch Crescent. **NOTE PROJECT CHANGE: the demolition of 936 East Main, a designated building of historic value (DBHV) is no longer included in this project.**
Contact Person: Zina Lagonegro, zina.lagonegro@cityofrochester.gov, 585-428-7054
Notes: Environmental determination (Neg Dec) issued. Site Plan review in progress. ZMA and OMA request will be reviewed by CPC 4-2-2018.

File #: SP-14-17-18
Address: [59 Sullivan Street](#) et al., 14605
Zoning District: Medium Density Residential (R-2)
Description: Rezone approximately 33 acres from R-1 and C-2 to R-2.

Construct six new single family homes and 32 new two family homes across multiple sites in the area generally bounded by Rauber, Joseph, Clifford, Clinton, plus Kappel Place. Construct a 14 unit multifamily dwelling at 51 and 59 Sullivan, 50 O'Brien. The project components will utilize 45 existing vacant parcels that will be resubdivided in 34 new parcels.

Change use of a charter school at 938 Clifford to an 18 unit multifamily dwelling. Establish a community center at 200 and 208-214 Clifford and adjust property line.

The one and two family homes include standard residential driveways, the new multifamily dwelling includes a 20 space surface parking lot. The conversion of 938 Clifford includes an existing eight space parking lot at 946 Clifford.

Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan review in progress; applicant revising project.

File #: SP-09-17-18
Address: [1092 Mount Hope Avenue](#), 25 May Street, 14620
Zoning District: Neighborhood Center (C-1)
Description: Demolish a 3,500 square foot vacant retail structure (florist) and greenhouse and create a 4,500 square foot site for future development. Construct a 22 space ancillary parking lot to serve the restaurants at 1118-1120 and 1132-1138, 1142 Mount Hope Avenue. Rezone 25 May Street from R-1 to C-1 and combine 25 May and 1092 Mount Hope into a single parcel.

Contact Person: Jill Wiedrick, 585-428-6914, jill.wiedrick@cityofrochester.gov
Notes: Site Plan review in progress. Preliminary findings issued 3-16-2018. Ancillary parking request will be reviewed by CPC 4-2-2018

File #: SP-38-16-17
Address: [625 South Goodman Street](#), 14607
Zoning District: C-2
Description: Construct a 4 story, 117,040sf, 100 dwelling unit multifamily building including a 69 space surface parking lot, 28 space first floor parking garage, and associated site improvements. Applicant is also proposing improvements within the public right-of-way of Uhlen Place and Karges Place.

Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: ZBA granted variances 12-21-2017. Site Plan approval pending.

File #: SP-02-17-18
Address: [1 and 15 Manhattan Square Drive](#), 47 and 55 Savannah Street, Inner Loop Development Sites 4 and 5, 14607
Zoning District: CCD-B
Description: Redevelop an 18.18 acre site (multiple parcels) in the southeast portion of Rochester's Center City into a mixed use neighborhood. 2.96 acres are a portion of the former Inner Loop Expressway, 1.67 acres are two parcels owned by the Rochester Urban Renewal Agency (RURA), 13.55 acres are a portion of the existing Strong Museum site.

Construct 8 new buildings including:

- 310,000 sf, 5 story parking structure containing 1,200 spaces
- 100,000 sf, 3 story museum expansion
- 117,800 sf, 5 story, 175 room hotel
- 57,600 sf, 4 story, residential building (Building A)
- 65,200 sf, 4 story, mixed use building (Building B)
- 6,500 sf, 1 story, retail building (Building C)
- 96,100 sf, 4 story, mixed use building (Building D)
- 109,600 sf, 4½ story, residential building (Building E)

Amongst the five residential, retail, and mixed use buildings, there will be approximately 250 dwelling units and 18,000 square feet of retail space.

The new development will have two new dedicated streets and one new private street:

- Adventure Street, public (connecting Manhattan Square Drive and South Union Street. Street will be two 11' travel lanes, two 8' on-street parking lanes, for a total of 38' wide, curb to curb)
- New Street B, public (connecting Savannah Street and Adventure Street, Street will be two 13' travel lanes, one 8' on-street parking lane, for a total of 34' wide, curb to curb)
- New Street A, private (connecting Howell Street and Adventure Street. Street will be two 13' travel lanes, for a total of 26' wide curb to curb)

Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan review in progress, met with project team 1-19-2018. Site Plan Approval anticipated for February-March 2018, construction of first phase (parking garage) to begin May-June 2018. Applicant has further developed design of parking garage; went to PRC 2-14-2018.

File #: SP-34-16-17
Address: 270 East Avenue, 14604
Zoning District: CCD-E
Description: Construct 4-5 story, 221,000 square foot, mixed use building with retail, office, 120 (+/-) dwelling units, 124 underground and ground level parking spaces, and a public open space

Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan approval issued 2-15-2018.

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

240 Boxart Street, M-1. 172 unit self storage facility and office (h/c restroom?)
247 North Goodman Street, C-2. 5 story mixed use building (parking easement?)

SITE PLAN REVIEW AGENDA

Tuesday, April 3, 2018

NEW SITE PLAN REVIEW APPLICATIONS

None

SITE PLAN REVIEW PROJECT UPDATES:

File #: SP-23-17-18
Address: [230-250 Alexander Street](#), 14607
Zoning District: Community Center (C-2)
Description: Redevelop a 7.4 acre vacant site (former hospital) into a mixed use development.

Construct 8 new buildings:

- Building A, an 49,632 SF, 4 story mixed use (retail and residential) building
- Building B, an 39,600 SF, 4 story mixed use (retail and residential) building
- Building C, an 30,624 SF, 4 story residential building
- Building D, an 40,600 SF, 4 story residential building
- Building E, an 39,024 SF, 4 story residential building (micro-units).
- Building F, an 19,200 SF, 1 story retail (health club) building
- Building G, a 3 story parking garage containing 235+/- spaces
- Building H (Mindex), an 71,552 SF, 4 story mixed use (office and residential) building

Amongst the seven residential, retail, and mixed use buildings, there will be approximately 250 dwelling units and 16,573 SF square feet of retail space.

The new development will have two new private streets:

- New Street A (East-West Road), (connecting Alexander Street and Averill Avenue) will be two 13' travel lanes, one 8' on-street parking lane, for a total of 34' wide, curb to curb
- New Street B, (North-South Road) (connecting New Street A and Tracy Street) will be two 10' travel lanes, two 8' on-street parking lane, for a total of 36' wide, curb to curb

Subdivide one parcel into three parcels.

Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: ZBA approved setback and transparency variance requests 2-22-2018. Outstanding site plan issues being resolved with DES. Site Plan

approval pending.

File #: **SP-17-17-18**
Address: [19 Sunshine Street](#), 14621
Zoning District: Industrial (M-1)
Description: Expand existing junkyard to 75 vehicles. Construct 900 sf building for vehicle dismantling.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan review in progress. Additional information received from applicant 2-16-2018 is adequate to move forward.

File #: **SP-19-17-18**
Address: [337 University Avenue](#), 14607
Zoning District: Medium Density Residential (R-2)
Description: Change use of existing 2 story building from retail to multifamily dwelling (8 dwelling units). Includes façade improvements, construction of 5 garage parking spaces and 5 surface parking spaces, and landscaping improvements.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: ZBA approved variance requests 2-22-2018. Site Plan approval pending.

File #: **SP-20-17-18**
Address: [700 Hollenbeck Street](#), 14621
Zoning District: Community Center (C-2)
Description: Establish outdoor storage and multiple uses in seven buildings on 2.65 acre site. Vehicle repair in Building #5, light industrial (wood working) in Building #1, and storage in Buildings #2, #3, #4, #6, and #7.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan review in progress.

File #: **SP-15-17-18**
Address: [1176](#), 1182, 1186-1188 [Mount Hope Avenue](#), 17 Langslow Street, 14620
Zoning District: Neighborhood Center (C-1) and Low Density Residential (R-1)
Description: Demolish two story commercial structure at 1176 Mount Hope and construct a new five story, 60,000 square foot mixed use building. The new building will contain 20 indoor parking spaces and 2,100 square feet of commercial space on the first floor, and 32 dwelling units on floors two through five. An existing 24 space parking lot on 17 Langslow Street is proposed to be used for parking.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan review in progress. ZBA approved variance request for setback, variance request for parking requirement waiver received default denial 2-22-2018.

File #: SP-10-17-18
Address: [990 Lyell Avenue](#), 14606
Zoning District: Community Center (C-2)
Description: Expand existing vehicle sales from 22 spaces to 48 spaces
Contact Person: Jill Wiedrick, 585-428-6914, jill.wiedrick@cityofrochester.gov
Notes: Preliminary site plan findings issued 12-8-2017. Next step is for applicant to apply for use and area variances.

File #: SP-05-17-18
Address: [616](#) and 622-624 Monroe Avenue, 14607
Zoning District: Community Center (C-2)
Description: Legalize existing parking lot and expand to create a total of 15 parking spaces to serve the existing four family dwelling at 622-624 Monroe and as ancillary parking for the mixed use building at 630-638 Monroe.
Contact Person: Jill Wiedrick, 585-428-6914, jill.wiedrick@cityofrochester.gov
Notes: Preliminary site plan findings issued 12-22-2017. Next step is for applicant to apply for special permit.

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

None

SITE PLAN REVIEW AGENDA

Tuesday, April 10, 2018

NEW SITE PLAN REVIEW APPLICATIONS

File #: SP-27-17-18
Applicant: Allan Stern (186 Atlantic Avenue, LLC)
Location: 247 North Goodman Street, NE Quad, 14607
Zoning District: Community Center (C2)
Description: Construct 5 story mixed use building with 1,700 sf of retail space, 51 dwelling units, 31 indoor parking spaces and 27 surface parking spaces.

Requirement for Site Plan Review: [120-191D\(3\)\(a\)\[10\]](#): Projects abutting a site eligible for listing on the State or National Register of Historic Places. The Memorial Art Gallery (500 University) is eligible for listing on the National Register.
[120-191D\(3\)\(a\)\[19\]](#): Any development that involves the installation of a new curb cut in the public right-of-way of minor arterials. North Goodman is a minor arterial.

Site Plan Type: Minor
Enforcement: No
SEQR: Unlisted
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762

Please note: Comments from city departments and county, regional, or state agencies are due within three weeks of a new site plan being introduced. Comments must be provided in writing (email is encouraged) to Tom Kicior by May 1, 2018.

SITE PLAN REVIEW PROJECT UPDATES:

File #: SP-26-17-18
Location: [1001 Lake Avenue](#), NW Quad, 14613
Zoning District: Planned Development (PD) #19
Description: Install campus identification, building identification, and wayfinding signage for the Education Success Campus (former Nazareth Academy).
Contact Person: Chris Snyder, christopher.snyder@cityofrochester.gov, 585-428-6510

Please note: Comments from city departments and county, regional, or state agencies are due by April 10, 2018.

File #: SP-24-17-18
Location: [54-56 South Union Street](#), 8 Chapman Alley, SE Quad, 14607
Zoning District: High Density Residential (R3), proposed Center City District-Base (CCD-B)
Description: Rezone property and expand existing single story mixed use (retail/office) building into a four story mixed use (retail/office/residential)

building. The completed building will have 7,500 sf of retail space on the first floor, 14 residential units on the second and third floor, and 7,500 sf of office space on the fourth floor.

The existing site, including the 25 space surface parking lot will remain as is.

Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan review in progress

File #: **SP-16-17-18**
Address: [1875 Dewey Avenue](#), NW Quad, 14615
Zoning District: Regional Center (C3)
Description: Establish vehicle sales and repair. Construct 360 sf office for vehicle sales. Future phase: construct 1,800 sf 4 bay garage for vehicle repair.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan review in progress; applicant consulting with MCDOH, DEQ regarding possible contamination issues and water and sewer connections.

File #: **SP-11-17-18**
Location: [1187 Culver Road](#), SE Quad, 14609
Zoning District: Community Center (C2)
Description: Construct two story, 675 square foot, addition on west side of building, legalize front yard parking, and change use of second floor from dwelling unit to office.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan findings issued 12-8-2017; project requires AA to waive parking shortage

File #: **SP-06-17-18**
Location: [55 Elton Street](#) (includes 33, 37, 41, 45, 51, 55 Elton Street and 11 Alma Place), SE Quad, 14607
Zoning District: Medium Density Residential (R2)
Description: Expand existing ancillary parking lot to 39 spaces and add ancillary refuse storage. Both parking and refuse storage serves 34 Elton Street.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan approval pending

File #: **SP-37-16-17**
Location: [1464](#) and 1462 Lyell Avenue, NW Quad, 14606
Zoning District: Community Center and Industrial (C2 and M1)
Description: Redevelop site. Partially demolish 21,000 sf building at 1464 Lyell, retaining and rehabilitating the 6,200 sf rear portion for a future tenant. Establish 1462 as a contractor operation in the existing 24,000 sf building and establish outdoor contractor storage. Resubdivide property to adjust property line and adjust zoning district boundary line.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761

Notes: Site Plan approval pending

File #: **SP-33-16-17**
Location: [645 Norris Drive](#), SE Quad, 14610
Zoning District: High Density Residential (R3)
Description: Redevelop existing multifamily residential complex in three phases. Final project build out includes demolition of existing buildings with 60 dwelling units (approximately 31,500 square feet) and construction of two 3-story buildings with 37 apartments in each, and three 2-story buildings with 8 townhouse style apartments in each. The final project will have five buildings with 98 total dwelling units (approximately 111,000 square feet). Project also includes site, landscaping, and parking improvements.

Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan findings issued 12-29-2017. CPC approved project 4-2-2018.

File #: **SP-24-16-17**
Location: [1535 Hudson Avenue](#) and 611 East Ridge Road, NE Quad, 14621
Zoning District: Regional Center (C3)
Description: Demolish existing 6,700 square foot vacant building and construct new 14,000 square foot vehicle service operation and convenience store, gas sales, and queuing and prep area for existing car wash at 611 East Ridge (Town of Irondequoit). Project includes associated parking and landscaping improvements. Requires 239m review by Monroe County due to location within 500 feet of a municipal border.

Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan approval pending; waiting for revised drawings from applicant

File #: **SP-38-15-16**
Location: [359](#), 365, 371 and 377 Whitney Street, NW Quad, 14606
Zoning District: Industrial (M1)
Description: To change use to vehicle repair and sales and combine 359, 365, 371 and 377 into a single parcel.

Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan approval pending; advised that 359 and 365 Whitney were sold in the City's below lien sale held 3-2-2018.

File #: **SP-07-16-17**
Location: [360 Alexander Street](#), SE Quad, 14607
Zoning District: Medium Density Residential (R2)
Description: Legalize 22 space parking lot as ancillary parking for hotel and restaurant at 384 East Avenue.

Contact Person: Jill Wiedrick, 585-428-6914, jill.wiedrick@cityofrochester.gov
Notes: Site Plan findings issued 2-21-2018; applicant has submitted application for Special Permit. Will go to CPC 5-7-2018.

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

1010 East Avenue, R3. Construct small addition to rear of building (parish house and uses ancillary to Asbury Methodist Church) and reconfigure small parking area.

684-700 South Plymouth Avenue, R3. Redevelop/expand vehicle service station. Replace existing underground tanks, and replace existing two island gas canopy with new three island gas canopy.

SITE PLAN REVIEW AGENDA

Tuesday, April 17, 2018

NEW SITE PLAN REVIEW APPLICATIONS

File #: SP-28-17-18
Applicant: John Page (Bero Architecture PLLC)
Location: [1010 East Avenue](#), SE Quad, 14607
Zoning District: High Density Residential (R3)
Description: Construct 3 story (2 story + basement), 1,400 sf addition to existing parish house for Asbury Methodist Church. Includes reconfiguration of rear entry terrace and parking area.

Requirement for Site Plan Review: [120-191D\(3\)\(a\)\[10\]](#): Projects involving a site listed on the State or National Register of Historic Places. 1010 East Avenue is listed on the State and National Registers.

Site Plan Type: Minor
Enforcement: No
SEQR: 6 CRR-NY 617.5(c)(7)
Contact Person: Chris Snyder, christopher.snyder@cityofrochester.gov, 585-428-6510

Please note: Comments from city departments and county, regional, or state agencies are due within three weeks of a new site plan being introduced. Comments must be provided in writing (email is encouraged) to Chris Snyder by May 8, 2018.

SITE PLAN REVIEW PROJECT UPDATES:

File #: SP-25-17-18
Location: [419 Thurston Road](#), SW Quad, 14619
Zoning District: R-1
Description: Change use of existing nonconforming building from one nonconforming use (vehicle repair, vacant) to another (retail), with site and landscaping improvements.

Contact Person: Jill Wiedrick, 585-428-6914, jill.wiedrick@cityofrochester.gov
Notes: Site Plan review in progress

File #: SP-12-17-18
Address: [1, 9-15, 25 Circle Street](#), 357-363 North Goodman Street, 4, 8 Birch Crescent, 911, 917-919, 925-927, 935, 936, and 951 East Main Street, 14607
Zoning District: Community Center (C-2), Public Market Village (PMV)
Description: Rezone 4 and 8 Birch Crescent from R-2 to C-2.

Construct 244 space surface parking lot to serve multiple properties. Includes landscaping improvements. Abandon and acquire of a portion of the Circle Street right-of-way.

Demolish 911 East Main and 4 Birch Crescent. **NOTE PROJECT CHANGE: the demolition of 936 East Main, a designated building of historic value (DBHV) is no longer included in this project.**

Contact Person:
Notes:

Zina Lagonegro, zina.lagonegro@cityofrochester.gov, 585-428-7054
Site Plan review in progress. will be reviewed by CPC reviewed ZMA and OMA request 4-2-2018, recommended approval. City Council to make decision on ZMA and OMA, Committee 5-10-2018, full Council 5-15-2018.

File #:

SP-14-17-18

Address:

[59 Sullivan Street](#) et al., 14605

Zoning District:

Medium Density Residential (R-2)

Description:

Rezone approximately 33 acres from R-1 and C-2 to R-2.

Construct six new single family homes and 32 new two family homes across multiple sites in the area generally bounded by Rauber, Joseph, Clifford, Clinton, plus Kappel Place. Construct a 14 unit multifamily dwelling at 51 and 59 Sullivan, 50 O'Brien. The project components will utilize 45 existing vacant parcels that will be resubdivided in 34 new parcels.

Change use of a charter school at 938 Clifford to an 18 unit multifamily dwelling. Establish a community center at 200 and 208-214 Clifford and adjust property line.

The one and two family homes include standard residential driveways, the new multifamily dwelling includes a 20 space surface parking lot. The conversion of 938 Clifford includes an existing eight space parking lot at 946 Clifford.

Contact Person:
Notes:

Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Site Plan review on hold; applicant revising project.

File #:

SP-09-17-18

Address:

[1092 Mount Hope Avenue](#), 25 May Street, 14620

Zoning District:

Neighborhood Center (C-1)

Description:

Demolish a 3,500 square foot vacant retail structure (florist) and greenhouse and create a 4,500 square foot site for future development. Construct a 22 space ancillary parking lot to serve the restaurants at 1118-1120 and 1132-1138, 1142 Mount Hope Avenue. Rezone 25 May Street from R-1 to C-1 and combine 25 May and 1092 Mount Hope into a single parcel.

Contact Person:
Notes:

Jill Wiedrick, 585-428-6914, jill.wiedrick@cityofrochester.gov
Ancillary parking request approved by CPC 4-2-2018. Site Plan approval pending.

File #: SP-38-16-17
Address: [625 South Goodman Street](#), 14607
Zoning District: C-2
Description: Construct a 4 story, 117,040sf, 100 dwelling unit multifamily building including a 69 space surface parking lot, 28 space first floor parking garage, and associated site improvements. Applicant is also proposing improvements within the public right-of-way of Uhlen Place and Karges Place.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: ZBA granted variances 12-21-2017. Site Plan approval pending resolution of Uhlen/Karges ROW status.

File #: SP-02-17-18
Address: [1 and 15 Manhattan Square Drive](#), 47 and 55 Savannah Street, Inner Loop Development Sites 4 and 5, 14607
Zoning District: CCD-B
Description: Redevelop an 18.18 acre site (multiple parcels) in the southeast portion of Rochester's Center City into a mixed use neighborhood. 2.96 acres are a portion of the former Inner Loop Expressway, 1.67 acres are two parcels owned by the Rochester Urban Renewal Agency (RURA), 13.55 acres are a portion of the existing Strong Museum site.

Construct 8 new buildings including:

- 310,000 sf, 5 story parking structure containing 1,200 spaces
- 100,000 sf, 3 story museum expansion
- 117,800 sf, 5 story, 175 room hotel
- 57,600 sf, 4 story, residential building (Building A)
- 65,200 sf, 4 story, mixed use building (Building B)
- 6,500 sf, 1 story, retail building (Building C)
- 96,100 sf, 4 story, mixed use building (Building D)
- 109,600 sf, 4½ story, residential building (Building E)

Amongst the five residential, retail, and mixed use buildings, there will be approximately 250 dwelling units and 18,000 square feet of retail space.

The new development will have two new dedicated streets and one new private street:

- Adventure Street, public (connecting Manhattan Square Drive and South Union Street. Street will be two 11' travel lanes, two 8' on-street parking lanes, for a total of 38' wide, curb to curb)
- New Street B, public (connecting Savannah Street and Adventure Street, Street will be two 13' travel lanes, one 8' on-street parking lane, for a total of 34' wide, curb to curb)
- New Street A, private (connecting Howell Street and Adventure Street. Street will be two 13' travel lanes, for a total of 26' wide curb to curb)

Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan review in progress. Building E reviewed by PRC 4-11-2018.
Site Plan approval, likely in May, will be for overall concept plus parking structure and Building E.

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

99 Court Street, CCD-R. Establish event/activity (outdoor live music) associated with Dinosaur BBQ, Wednesdays through Saturdays, 7PM-10PM, May 1 through October 31.

700 Hollenbeck, C2. SP-20-17-18. Consider non-conforming rights to site established as contractor operation in 1920s.

SITE PLAN REVIEW AGENDA

Tuesday, April 24, 2018

NEW SITE PLAN REVIEW APPLICATIONS

File #: SP-29-17-18
Applicant: Rex Cameron (Tritec Construction)
Location: [684-700 South Plymouth Avenue](#), SW Quad, 14608
Zoning District: High Density Residential (R3)
Description: Redevelop existing vehicle service station. Includes replacement of underground tanks, and enlargement of existing 2 pump canopy with 3 pump canopy.
Requirement for Site Plan Review: [120-191D\(3\)\(b\)\[3\]](#): Redevelopment of vehicle service station
Site Plan Type: Minor
Enforcement: Yes
SEQR: Type 2: 6 CRR-NY 617.5(c)(2)
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761

Please note: Comments from city departments and county, regional, or state agencies are due within three weeks of a new site plan being introduced. Comments must be provided in writing (email is encouraged) to Jason Haremza by May 15, 2018.

SITE PLAN REVIEW PROJECT UPDATES:

File #: SP-23-17-18
Address: [230-250 Alexander Street](#), 14607
Zoning District: Community Center (C-2)
Description: Redevelop a 7.4 acre vacant site (former hospital) into a mixed use development.

Construct 8 new buildings:

- Building A, an 49,632 SF, 4 story mixed use (retail and residential) building
- Building B, an 39,600 SF, 4 story mixed use (retail and residential) building
- Building C, an 30,624 SF, 4 story residential building
- Building D, an 40,600 SF, 4 story residential building
- Building E, an 39,024 SF, 4 story residential building (micro-units).
- Building F, an 19,200 SF, 1 story retail (health club) building
- Building G, a 3 story parking garage containing 235+/- spaces
- Building H (Mindex), an 71,552 SF, 4 story mixed use (office and residential) building

Amongst the seven residential, retail, and mixed use buildings, there will be approximately 250 dwelling units and 16,573 SF square feet of retail space.

The new development will have two new private streets:

- New Street A (East-West Road), (connecting Alexander Street and Averill Avenue) will be two 13' travel lanes, one 8' on-street parking lane, for a total of 34' wide, curb to curb
- New Street B, (North-South Road) (connecting New Street A and Tracy Street) will be two 10' travel lanes, two 8' on-street parking lane, for a total of 36' wide, curb to curb

Subdivide one parcel into three parcels.

Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: ZBA approved setback and transparency variance requests 2-22-2018. Outstanding site plan issues being resolved with DES. Site Plan approval pending.

File #: **SP-17-17-18**
Address: [19 Sunshine Street](#), 14621
Zoning District: Industrial (M-1)
Description: Expand existing junkyard to 75 vehicles. Construct 900 sf building for vehicle dismantling.

Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan review in progress.

File #: **SP-19-17-18**
Address: [337 University Avenue](#), 14607
Zoning District: Medium Density Residential (R-2)
Description: Change use of existing 2 story building from retail to multifamily dwelling (8 dwelling units). Includes façade improvements, construction of 5 garage parking spaces and 5 surface parking spaces, and landscaping improvements.

Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan approval issued 4-6-2018.

File #: **SP-20-17-18**
Address: [700 Hollenbeck Street](#), 14621
Zoning District: Community Center (C-2)
Description: Establish outdoor storage and multiple uses in seven buildings on 2.65 acre site. Vehicle repair in Building #5, light industrial (wood working) in Building #1, and storage in Buildings #2, #3, #4, #6, and #7.

Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site will be given non-conforming rights. Site Plan findings pending.

File #: SP-15-17-18
Address: [1176](#), 1182, 1186-1188 [Mount Hope Avenue](#), 17 Langslow Street, 14620
Zoning District: Neighborhood Center (C-1) and Low Density Residential (R-1)
Description: Demolish two story commercial structure at 1176 Mount Hope and construct a new five story, 60,000 square foot mixed use building. The new building will contain 20 indoor parking spaces and 2,100 square feet of commercial space on the first floor, and 32 dwelling units on floors two through five. An existing 24 space parking lot on 17 Langslow Street is proposed to be used for parking.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan review in progress. ZBA approved variance request for setback, variance request for parking requirement waiver received default denial 2-22-2018.

File #: SP-10-17-18
Address: [990 Lyell Avenue](#), 14606
Zoning District: Community Center (C-2)
Description: Expand existing vehicle sales from 22 spaces to 48 spaces
Contact Person: Jill Wiedrick, 585-428-6914, jill.wiedrick@cityofrochester.gov
Notes: Preliminary site plan findings issued 12-8-2017. Next step is for applicant to apply for use and area variances. Site plan termination warning issued, if no response site plan will be terminated 5-14-2018.

File #: SP-05-17-18
Address: [616](#) and 622-624 Monroe Avenue, 14607
Zoning District: Community Center (C-2)
Description: Legalize existing parking lot and expand to create a total of 15 parking spaces to serve the existing four family dwelling at 622-624 Monroe and as ancillary parking for the mixed use building at 630-638 Monroe.
Contact Person: Jill Wiedrick, 585-428-6914, jill.wiedrick@cityofrochester.gov
Notes: Preliminary site plan findings issued 12-22-2017. Next step is for applicant to apply for special permit. Site plan termination warning issued, if no response site plan will be terminated 5-2-2018.

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

None

SITE PLAN REVIEW AGENDA

Tuesday, May 1, 2018

NEW SITE PLAN REVIEW APPLICATIONS

None

SITE PLAN REVIEW PROJECT UPDATES:

- File #:** SP-26-17-18
Location: [1001 Lake Avenue](#), NW Quad, 14613
Zoning District: Planned Development (PD) #19
Description: Install campus identification, building identification, and wayfinding signage for the Education Success Campus (former Nazareth Academy).
Contact Person: Chris Snyder, christopher.snyder@cityofrochester.gov, 585-428-6510
Notes: Site Plan approval pending.
- File #:** SP-24-17-18
Location: [54-56 South Union Street](#), 8 Chapman Alley, SE Quad, 14607
Zoning District: High Density Residential (R3), proposed Center City District-Base (CCD-B)
Description: Rezone property and expand existing single story mixed use (retail/office) building into a four story mixed use (retail/office/residential) building. The completed building will have 7,500 sf of retail space on the first floor, 14 residential units on the second and third floor, and 7,500 sf of office space on the fourth floor.

The existing site, including the 25 space surface parking lot will remain as is.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Project withdrawn by applicant. Site Plan Review terminated.
- File #:** SP-16-17-18
Address: [1875 Dewey Avenue](#), NW Quad, 14615
Zoning District: Regional Center (C3)
Description: Establish vehicle sales and repair. Construct 360 sf office for vehicle sales. Future phase: construct 1,800 sf 4 bay garage for vehicle repair.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan review in progress; applicant consulting with MCDOH, DEQ regarding possible contamination issues and water and sewer connections.
- File #:** SP-11-17-18
Location: [1187 Culver Road](#), SE Quad, 14609
Zoning District: Community Center (C2)

Description: Construct two story, 675 square foot, addition on west side of building, legalize front yard parking, and change use of second floor from dwelling unit to office.

Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761

Notes: Site Plan findings issued 12-8-2017; project requires AA to waive parking shortage. Site Plan will be terminated 6-1-2018 if AA application is not received by then.

File #: **SP-06-17-18**

Location: [55 Elton Street](#) (includes 33, 37, 41, 45, 51, 55 Elton Street and 11 Alma Place), SE Quad, 14607

Zoning District: Medium Density Residential (R2)

Description: Expand existing ancillary parking lot to 39 spaces and add ancillary refuse storage. Both parking and refuse storage serves 34 Elton Street.

Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761

Notes: Site Plan approval pending; need to resolve outstanding permits at 34 Elton

File #: **SP-37-16-17**

Location: [1464](#) and 1462 Lyell Avenue, NW Quad, 14606

Zoning District: Community Center and Industrial (C2 and M1)

Description: Redevelop site. Partially demolish 21,000 sf building at 1464 Lyell, retaining and rehabilitating the 6,200 sf rear portion for a future tenant. Establish 1462 as a contractor operation in the existing 24,000 sf building and establish outdoor contractor storage. Resubdivide property to adjust property line and adjust zoning district boundary line.

Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761

Notes: Site Plan approval pending

File #: **SP-33-16-17**

Location: [645 Norris Drive](#), SE Quad, 14610

Zoning District: High Density Residential (R3)

Description: Redevelop existing multifamily residential complex in three phases. Final project build out includes demolition of existing buildings with 60 dwelling units (approximately 31,500 square feet) and construction of two 3-story buildings with 37 apartments in each, and three 2-story buildings with 8 townhouse style apartments in each. The final project will have five buildings with 98 total dwelling units (approximately 111,000 square feet). Project also includes site, landscaping, and parking improvements.

Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762

Notes: Site Plan findings issued 12-29-2017. CPC approved project 4-2-2018.

File #: **SP-24-16-17**

Location: [1535 Hudson Avenue](#) and 611 East Ridge Road, NE Quad, 14621

Zoning District: Regional Center (C3)

Description: Demolish existing 6,700 square foot vacant building and construct new 14,000 square foot vehicle service operation and convenience store, gas

sales, and queuing and prep area for existing car wash at 611 East Ridge (Town of Irondequoit). Project includes associated parking and landscaping improvements. Requires 239m review by Monroe County due to location within 500 feet of a municipal border.

Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan approval pending; waiting for revised drawings from applicant.

File #: **SP-38-15-16**

Location: [359](#), 365, 371 and 377 Whitney Street, NW Quad, 14606

Zoning District: Industrial (M1)

Description: To change use to vehicle repair and sales and combine 359, 365, 371 and 377 into a single parcel.

Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761

Notes: 359 and 365 Whitney were sold in the City's below lien sale held 3-2-2018. Site Plan Review has been terminated.

File #: **SP-07-16-17**

Location: [360 Alexander Street](#), SE Quad, 14607

Zoning District: Medium Density Residential (R2)

Description: Legalize 22 space parking lot as ancillary parking for hotel and restaurant at 384 East Avenue.

Contact Person: Jill Wiedrick, 585-428-6914, jill.wiedrick@cityofrochester.gov

Notes: Site Plan findings issued 2-21-2018; applicant has submitted application for Special Permit. Will go to CPC 5-7-2018.

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

95 Ames Street, M1. Establish use as outdoor storage for shipping containers, semi-trailers, and modular construction site offices.

190, 192-200, and 220 Anderson Avenue, M1. Conversion to mixed use development.

378 and 382 Lombard Street, M1. Parking and outdoor storage to serve 45 Steel. Project now includes 390 Lombard.

SITE PLAN REVIEW AGENDA

Tuesday, May 8, 2018

NEW SITE PLAN REVIEW APPLICATIONS

File #: SP-30-17-18
Applicant: Kevin Goodwine (KBM Assoc. Inc.)
Location: [240 Boxart Street](#), NW Quad, 14612
Zoning District: Industrial (M1)
Description: Construct 172 unit self-storage facility with office.
Requirement for Site Plan Review: 120-191D(3)(a)[9]: Any new construction on a vacant parcel of one acre or more.
120-191D(3)(a)[11]: Commercial and industrial development adjacent to the O-S Open Space District.
Site Plan Type: Minor
Enforcement: No
SEQR: Unlisted
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761

Please note: Comments from city departments and county, regional, or state agencies are due within three weeks of a new site plan being introduced. Comments must be provided in writing (email is encouraged) to Jason Haremza by May 29, 2018.

SITE PLAN REVIEW PROJECT UPDATES:

File #: SP-28-17-18
Location: [1010 East Avenue](#), SE Quad, 14607
Zoning District: High Density Residential (R3)
Description: Construct 3 story (2 story + basement), 1,400 sf addition to existing parish house for Asbury Methodist Church. Includes reconfiguration of rear entry terrace and parking area.
Contact Person: Chris Snyder, christopher.snyder@cityofrochester.gov, 585-428-6510
Notes: Site Plan review in progress

Please note: Comments from city departments and county, regional, or state agencies are due by May 8, 2018.

File #: SP-25-17-18
Location: [419 Thurston Road](#), SW Quad, 14619
Zoning District: Low Density Residential (R1)
Description: Change use of existing nonconforming building from one nonconforming use (vehicle repair, vacant) to another (retail), with site and landscaping improvements.
Contact Person: Jill Wiedrick, 585-428-6914, jill.wiedrick@cityofrochester.gov

Notes: Site Plan review in progress

File #: **SP-12-17-18**

Address: [1](#), 9-15, 25 [Circle Street](#), 357-363 North Goodman Street, 4, 8 Birch Crescent, 911, 917-919, 925-927, 935, 936, and 951 East Main Street, 14607

Zoning District: Community Center (C2), Public Market Village (PMV)
Description: Rezone 4 and 8 Birch Crescent from R-2 to C-2.

Construct 244 space surface parking lot to serve multiple properties. Includes landscaping improvements. Abandon and acquire of a portion of the Circle Street right-of-way.

Demolish 911 East Main and 4 Birch Crescent.

Contact Person: Zina Lagonegro, zina.lagonegro@cityofrochester.gov, 585-428-7054
Notes: Site Plan review in progress. City Council to make decision on ZMA and OMA, Committee 5-10-2018, full Council 5-15-2018.

File #: **SP-14-17-18**

Address: [59 Sullivan Street](#) et al., 14605

Zoning District: Medium Density Residential (R2)

Description: Rezone approximately 33 acres from R1 and C2 to R2.

Construct six new single family homes and 32 new two family homes across multiple sites in the area generally bounded by Rauber, Joseph, Clifford, Clinton, plus Kappel Place. Construct a 14 unit multifamily dwelling at 51 and 59 Sullivan, 50 O'Brien. The project components will utilize 45 existing vacant parcels that will be resubdivided in 34 new parcels.

Change use of a charter school at 938 Clifford to an 18 unit multifamily dwelling. Establish a community center at 200 and 208-214 Clifford and adjust property line.

The one and two family homes include standard residential driveways, the new multifamily dwelling includes a 20 space surface parking lot. The conversion of 938 Clifford includes an existing eight space parking lot at 946 Clifford.

Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan review on hold; applicant revising project.

File #: **SP-09-17-18**

Address: [1092 Mount Hope Avenue](#), 25 May Street, 14620

Zoning District: Neighborhood Center (C1)

Description: Demolish a 3,500 square foot vacant retail structure (florist) and greenhouse and create a 4,500 square foot site for future development. Construct a 22 space ancillary parking lot to serve the restaurants at

1118-1120 and 1132-1138, 1142 Mount Hope Avenue. Rezone 25 May Street from R-1 to C-1 and combine 25 May and 1092 Mount Hope into a single parcel.

Contact Person: Jill Wiedrick, 585-428-6914, jill.wiedrick@cityofrochester.gov
Notes: Site Plan approved 4-17-2018

File #: **SP-38-16-17**
Address: [625 South Goodman Street](#), 14607
Zoning District: Community Center (C2)
Description: Construct a 4 story, 117,040sf, 100 dwelling unit multifamily building including a 69 space surface parking lot, 28 space first floor parking garage, and associated site improvements. Applicant is also proposing improvements within the public right-of-way of Uhlen Place and Karges Place.

Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: ZBA granted variances 12-21-2017. Consulted with NYSDOT 4-30-2018. Site Plan approval pending resolution of proposed Uhlen/Karges improvements.

File #: **SP-02-17-18**
Address: [1 and 15 Manhattan Square Drive](#), 47 and 55 Savannah Street, Inner Loop Development Sites 4 and 5, 14607
Zoning District: Center City District, Base (CCD-B)
Description: Redevelop an 18.18 acre site (multiple parcels) in the southeast portion of Rochester's Center City into a mixed use neighborhood. 2.96 acres are a portion of the former Inner Loop Expressway, 1.67 acres are two parcels owned by the Rochester Urban Renewal Agency (RURA), 13.55 acres are a portion of the existing Strong Museum site.

Construct 8 new buildings including:

- 310,000 sf, 5 story parking structure containing 1,200 spaces
- 100,000 sf, 3 story museum expansion
- 117,800 sf, 5 story, 175 room hotel
- 57,600 sf, 4 story, residential building (Building A)
- 65,200 sf, 4 story, mixed use building (Building B)
- 6,500 sf, 1 story, retail building (Building C)
- 96,100 sf, 4 story, mixed use building (Building D)
- 109,600 sf, 4½ story, residential building (Building E)

Amongst the five residential, retail, and mixed use buildings, there will be approximately 250 dwelling units and 18,000 square feet of retail space.

The new development will have two new dedicated streets and one new private street:

- Adventure Street, public (connecting Manhattan Square Drive and South Union Street. Street will be two 11' travel lanes, two 8' on-

street parking lanes, for a total of 38' wide, curb to curb)

- New Street B, public (connecting Savannah Street and Adventure Street, Street will be two 13' travel lanes, one 8' on-street parking lane, for a total of 34' wide, curb to curb)
- New Street A, private (connecting Howell Street and Adventure Street. Street will be two 13' travel lanes, for a total of 26' wide curb to curb)

Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan review in progress. Building E reviewed by PRC 4-11-2018. Site Plan approval for overall development concept, plus parking structure and Building E planned for week of May 21.

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

26 Broadway, CCD-E. Inn on Broadway expansion and parking structure.

97 West Main Street et al., CCD-M. Legalization of temporary parking lot.

SITE PLAN REVIEW AGENDA

Tuesday, May 15, 2018

NEW SITE PLAN REVIEW APPLICATIONS

None

SITE PLAN REVIEW PROJECT UPDATES:

File #: SP-23-17-18
Address: [230-250 Alexander Street](#), 14607
Zoning District: Community Center (C-2)
Description: Redevelop a 7.4 acre vacant site (former hospital) into a mixed use development.

Construct 8 new buildings:

- Building A, an 49,632 SF, 4 story mixed use (retail and residential) building
- Building B, an 39,600 SF, 4 story mixed use (retail and residential) building
- Building C, an 30,624 SF, 4 story residential building
- Building D, an 40,600 SF, 4 story residential building
- Building E, an 39,024 SF, 4 story residential building (micro-units).
- Building F, an 19,200 SF, 1 story retail (health club) building
- Building G, a 3 story parking garage containing 235+/- spaces
- Building H (Mindex), an 71,552 SF, 4 story mixed use (office and residential) building

Amongst the seven residential, retail, and mixed use buildings, there will be approximately 250 dwelling units and 16,573 SF square feet of retail space.

The new development will have two new private streets:

- New Street A (East-West Road), (connecting Alexander Street and Averill Avenue) will be two 13' travel lanes, one 8' on-street parking lane, for a total of 34' wide, curb to curb
- New Street B, (North-South Road) (connecting New Street A and Tracy Street) will be two 10' travel lanes, two 8' on-street parking lane, for a total of 36' wide, curb to curb

Subdivide one parcel into three parcels.

Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: ZBA approved setback and transparency variance requests 2-22-2018. Outstanding site plan issues being resolved with DES. Site prep and

foundation permit issued for the Mindex Building. Site Plan approval pending.

File #: **SP-17-17-18**
Address: [19 Sunshine Street](#), 14621
Zoning District: Industrial (M-1)
Description: Expand existing junkyard to 75 vehicles. Construct 900 sf building for vehicle dismantling.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan review in progress.

File #: **SP-20-17-18**
Address: [700 Hollenbeck Street](#), 14621
Zoning District: Community Center (C-2)
Description: Establish outdoor storage and multiple uses in seven buildings on 2.65 acre site. Vehicle repair in Building #5, light industrial (wood working) in Building #1, and storage in Buildings #2, #3, #4, #6, and #7.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site will be given non-conforming rights. Site Plan findings pending.

File #: **SP-15-17-18**
Address: [1176](#), 1182, 1186-1188 [Mount Hope Avenue](#), 17 Langslow Street, 14620
Zoning District: Neighborhood Center (C-1) and Low Density Residential (R-1)
Description: Demolish two story commercial structure at 1176 Mount Hope and construct a new five story, 60,000 square foot mixed use building. The new building will contain 20 indoor parking spaces and 2,100 square feet of commercial space on the first floor, and 32 dwelling units on floors two through five. An existing 24 space parking lot on 17 Langslow Street is proposed to be used for parking.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan review in progress. ZBA approved variance request for setback, variance request for parking requirement waiver received default denial 2-22-2018.

File #: **SP-10-17-18**
Address: [990 Lyell Avenue](#), 14606
Zoning District: Community Center (C-2)
Description: Expand existing vehicle sales from 22 spaces to 48 spaces
Contact Person: Jill Wiedrick, 585-428-6914, jill.wiedrick@cityofrochester.gov
Notes: Preliminary site plan findings issued 12-8-2017. Applicant has applied for second part of use variance.

File #: **SP-05-17-18**
Address: [616](#) and 622-624 Monroe Avenue, 14607
Zoning District: Community Center (C-2)
Description: Legalize existing parking lot and expand to create a total of 15 parking spaces to serve the existing four family dwelling at 622-624 Monroe and

Contact Person: as ancillary parking for the mixed use building at 630-638 Monroe.
Jill Wiedrick, 585-428-6914, jill.wiedrick@cityofrochester.gov
Notes: Preliminary site plan findings issued 12-22-2017. Next step is for applicant to apply for special permit. Site plan termination warning issued, no response, site plan has been terminated.

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

185 University Avenue, CCD-M. Legalize [temporary?] parking lot.

1489 East Main Street, R2. Garage and driveway with permeable pavement.

SITE PLAN REVIEW AGENDA

Tuesday, May 22, 2018

NEW SITE PLAN REVIEW APPLICATIONS

None

SITE PLAN REVIEW PROJECT UPDATES:

File #: SP-26-17-18
Location: [1001 Lake Avenue](#), NW Quad, 14613
Zoning District: Planned Development (PD) #19
Description: Install campus identification, building identification, and wayfinding signage for the Education Success Campus (former Nazareth Academy).
Contact Person: Chris Snyder, christopher.snyder@cityofrochester.gov, 585-428-6510
Notes: Site Plan approval pending.

File #: SP-16-17-18
Address: [1875 Dewey Avenue](#), NW Quad, 14615
Zoning District: Regional Center (C3)
Description: Establish vehicle sales and repair. Construct 360 sf office for vehicle sales. Future phase: construct 1,800 sf 4 bay garage for vehicle repair.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan review in progress; applicant consulting with MCDOH, DEQ regarding possible contamination issues and water and sewer connections.

File #: SP-11-17-18
Location: [1187 Culver Road](#), SE Quad, 14609
Zoning District: Community Center (C2)
Description: Construct two story, 675 square foot, addition on west side of building, legalize front yard parking, and change use of second floor from dwelling unit to office.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan findings issued 12-8-2017; project requires AA to waive parking shortage. AA application submitted.

File #: SP-06-17-18
Location: [55 Elton Street](#) (includes 33, 37, 41, 45, 51, 55 Elton Street and 11 Alma Place), SE Quad, 14607
Zoning District: Medium Density Residential (R2)
Description: Expand existing ancillary parking lot to 39 spaces and add ancillary refuse storage. Both parking and refuse storage serves 34 Elton Street.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan approval pending; need to resolve outstanding permits at 34

Elton

- File #:** **SP-37-16-17**
Location: [1464](#) and 1462 Lyell Avenue, NW Quad, 14606
Zoning District: Community Center and Industrial (C2 and M1)
Description: Redevelop site. Partially demolish 21,000 sf building at 1464 Lyell, retaining and rehabilitating the 6,200 sf rear portion for a future tenant. Establish 1462 as a contractor operation in the existing 24,000 sf building and establish outdoor contractor storage. Resubdivide property to adjust property line and adjust zoning district boundary line.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan approval pending
- File #:** **SP-33-16-17**
Location: [645 Norris Drive](#), SE Quad, 14610
Zoning District: High Density Residential (R3)
Description: Redevelop existing multifamily residential complex in three phases. Final project build out includes demolition of existing buildings with 60 dwelling units (approximately 31,500 square feet) and construction of two 3-story buildings with 37 apartments in each, and three 2-story buildings with 8 townhouse style apartments in each. The final project will have five buildings with 98 total dwelling units (approximately 111,000 square feet). Project also includes site, landscaping, and parking improvements.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan findings issued 12-29-2017. CPC approved project 4-2-2018. Project held by City Council Committee 5-10-2018.
- File #:** **SP-24-16-17**
Location: [1535 Hudson Avenue](#) and 611 East Ridge Road, NE Quad, 14621
Zoning District: Regional Center (C3)
Description: Demolish existing 6,700 square foot vacant building and construct new 14,000 square foot vehicle service operation and convenience store, gas sales, and queuing and prep area for existing car wash at 611 East Ridge (Town of Irondequoit). Project includes associated parking and landscaping improvements. Requires 239m review by Monroe County due to location within 500 feet of a municipal border.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan approval pending; waiting for revised drawings from applicant.
- File #:** **SP-38-15-16**
Location: [359](#), 365, 371 and 377 Whitney Street, NW Quad, 14606
Zoning District: Industrial (M1)
Description: To change use to vehicle repair and sales and combine 359, 365, 371 and 377 into a single parcel.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: 359 and 365 Whitney were sold in the City's below lien sale held 3-2-2018. Site Plan Review has been terminated.

File #: SP-07-16-17
Location: [360 Alexander Street](#), SE Quad, 14607
Zoning District: Medium Density Residential (R2)
Description: Legalize 22 space parking lot as ancillary parking for hotel and restaurant at 384 East Avenue.
Contact Person: Jill Wiedrick, 585-428-6914, jill.wiedrick@cityofrochester.gov
Notes: Site Plan findings issued 2-21-2018; applicant has submitted application for Special Permit. Will go to CPC 5-7-2018.

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

15 and 19 Loomis Street, R1. Construct parking lot for Full Gospel Tabernacle Church at 614 Clifford Avenue.

337 University Avenue, R2. SP-19-17-18. Site Plan Approved 4-6-2018. Review revised drawings.

641, 645, and 649-653 West Broad Street, 4 and 10 Orange Street. Proposed rezoning from R1 to C2.

SITE PLAN REVIEW AGENDA

Tuesday, May 29, 2018

NEW SITE PLAN REVIEW APPLICATIONS

None

SITE PLAN REVIEW PROJECT UPDATES:

File #: SP-30-17-18
Location: [240 Boxart Street](#), NW Quad, 14612
Zoning District: Industrial (M1)
Description: Construct 172 unit self-storage facility with office.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761

Please note: Comments from city departments and county, regional, or state agencies are due by May 29, 2018.

File #: SP-28-17-18
Location: [1010 East Avenue](#), SE Quad, 14607
Zoning District: High Density Residential (R3)
Description: Construct 3 story (2 story + basement), 1,400 sf addition to existing parish house for Asbury Methodist Church. Includes reconfiguration of rear entry terrace and parking area.
Contact Person: Chris Snyder, christopher.snyder@cityofrochester.gov, 585-428-6510
Notes: Site Plan findings pending

File #: SP-25-17-18
Location: [419 Thurston Road](#), SW Quad, 14619
Zoning District: Low Density Residential (R1)
Description: Change use of existing nonconforming building from one nonconforming use (vehicle repair, vacant) to another (retail), with site and landscaping improvements.
Contact Person: Jill Wiedrick, 585-428-6914, jill.wiedrick@cityofrochester.gov
Notes: Site Plan findings issued 5-18-2018. Next step is special permit application to City Planning Commission

File #: SP-12-17-18
Address: [1, 9-15, 25 Circle Street](#), 357-363 North Goodman Street, 4, 8 Birch Crescent, 911, 917-919, 925-927, 935, 936, and 951 East Main Street, 14607
Zoning District: Community Center (C2), Public Market Village (PMV)
Description: Rezone 4 and 8 Birch Crescent from R-2 to C-2.

Construct 244 space surface parking lot to serve multiple properties.

Includes landscaping improvements. Abandon and acquire of a portion of the Circle Street right-of-way.

Demolish 911 East Main and 4 Birch Crescent.

Contact Person: Zina Lagonegro, zina.lagonegro@cityofrochester.gov, 585-428-7054
Notes: Site Plan review in progress. City Council to make decision on ZMA and OMA, Committee 5-10-2018, full Council 5-15-2018. Site plan approval pending.

File #: **SP-14-17-18**

Address: [59 Sullivan Street](#) et al., 14605

Zoning District: Medium Density Residential (R2)

Description: Rezone approximately 33 acres from R1 and C2 to R2.

Construct six new single family homes and 32 new two family homes across multiple sites in the area generally bounded by Rauber, Joseph, Clifford, Clinton, plus Kappel Place. Construct a 14 unit multifamily dwelling at 51 and 59 Sullivan, 50 O'Brien. The project components will utilize 45 existing vacant parcels that will be resubdivided in 34 new parcels.

Change use of a charter school at 938 Clifford to an 18 unit multifamily dwelling. Establish a community center at 200 and 208-214 Clifford and adjust property line.

The one and two family homes include standard residential driveways, the new multifamily dwelling includes a 20 space surface parking lot. The conversion of 938 Clifford includes an existing eight space parking lot at 946 Clifford.

Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan review on hold; applicant revising project.

File #: **SP-38-16-17**

Address: [625 South Goodman Street](#), 14607

Zoning District: Community Center (C2)

Description: Construct a 4 story, 117,040sf, 100 dwelling unit multifamily building including a 69 space surface parking lot, 28 space first floor parking garage, and associated site improvements. Applicant is also proposing improvements within the public right-of-way of Uhlen Place and Karges Place.

Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: ZBA granted variances 12-21-2017. Consulted with NYSDOT 4-30-2018. Site Plan approval pending resolution of proposed Uhlen/Karges improvements.

File #: **SP-02-17-18**

Address: [1 and 15 Manhattan Square Drive](#), 47 and 55 Savannah Street, Inner

Zoning District:
Description:

Loop Development Sites 4 and 5, 14607
Center City District, Base (CCD-B)
Redevelop an 18.18 acre site (multiple parcels) in the southeast portion of Rochester's Center City into a mixed use neighborhood. 2.96 acres are a portion of the former Inner Loop Expressway, 1.67 acres are two parcels owned by the Rochester Urban Renewal Agency (RURA), 13.55 acres are a portion of the existing Strong Museum site.

Construct 8 new buildings including:

- 310,000 sf, 5 story parking structure containing 1,200 spaces
- 100,000 sf, 3 story museum expansion
- 117,800 sf, 5 story, 175 room hotel
- 57,600 sf, 4 story, residential building (Building A)
- 65,200 sf, 4 story, mixed use building (Building B)
- 6,500 sf, 1 story, retail building (Building C)
- 96,100 sf, 4 story, mixed use building (Building D)
- 109,600 sf, 4½ story, residential building (Building E)

Amongst the five residential, retail, and mixed use buildings, there will be approximately 250 dwelling units and 18,000 square feet of retail space.

The new development will have two new dedicated streets and one new private street:

- Adventure Street, public (connecting Manhattan Square Drive and South Union Street. Street will be two 11' travel lanes, two 8' on-street parking lanes, for a total of 38' wide, curb to curb)
- New Street B, public (connecting Savannah Street and Adventure Street, Street will be two 13' travel lanes, one 8' on-street parking lane, for a total of 34' wide, curb to curb)
- New Street A, private (connecting Howell Street and Adventure Street. Street will be two 13' travel lanes, for a total of 26' wide curb to curb)

Contact Person:
Notes:

Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Site Plan review in progress. Building E reviewed by PRC 4-11-2018.
Site Plan approval for overall development concept, plus parking structure and Building E planned for week of May 29.

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

None

SITE PLAN REVIEW AGENDA

Tuesday, June 5, 2018

NEW SITE PLAN REVIEW APPLICATIONS

File #: SP-31-17-18
Applicant: Jason VanDemark (City of Rochester Architectural Services)
Location: [115 South Avenue](#), SW Quad, 14604
Zoning District: Center City District-Riverfront (CCD-R)
Description: Repair and reconstruct elevated north terrace adjacent to the Rundel Library building. Work includes repair and replacement of deteriorated structural deck and support framing, and installation of new landscape features including a cantilevered observation deck over the Genesee River.

Requirement for Site Plan Review: [120-191D\(3\)\(a\)\[10\]](#): Projects involving a site listed on the State or National Register of Historic Places. 115 South Avenue is listed on the State and National Registers.
[120-191D\(3\)\(a\)\[13\]](#): Projects within 100 feet of waterfront.
[120-191D\(3\)\(c\)\[1\]](#): All Type 1 actions as identified in Section [48-4](#) of the City Code

Site Plan Type: Major
Enforcement: No
SEQR: Type 1 6 [48-4B\(1\)\(a\) and \(2\)\(c\)](#)
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761

Please note: Comments from city departments and county, regional, or state agencies are due within three weeks of a new site plan being introduced. Comments must be provided in writing (email is encouraged) to Jason Haremza by June 26, 2018.

SITE PLAN REVIEW PROJECT UPDATES:

File #: SP-23-17-18
Address: [230-250 Alexander Street](#), 14607
Zoning District: Community Center (C-2)
Description: Redevelop a 7.4 acre vacant site (former hospital) into a mixed use development.

Construct 8 new buildings:

- Building A, an 49,632 SF, 4 story mixed use (retail and residential) building
- Building B, an 39,600 SF, 4 story mixed use (retail and residential) building
- Building C, an 30,624 SF, 4 story residential building
- Building D, an 40,600 SF, 4 story residential building

- Building E, an 39,024 SF, 4 story residential building (micro-units).
- Building F, an 19,200 SF, 1 story retail (health club) building
- Building G, a 3 story parking garage containing 235+/- spaces
- Building H (Mindex), an 71,552 SF, 4 story mixed use (office and residential) building

Amongst the seven residential, retail, and mixed use buildings, there will be approximately 250 dwelling units and 16,573 SF square feet of retail space.

The new development will have two new private streets:

- New Street A (East-West Road), (connecting Alexander Street and Averill Avenue) will be two 13' travel lanes, one 8' on-street parking lane, for a total of 34' wide, curb to curb
- New Street B, (North-South Road) (connecting New Street A and Tracy Street) will be two 10' travel lanes, two 8' on-street parking lane, for a total of 36' wide, curb to curb

Subdivide one parcel into three parcels.

Contact Person:
Notes:

Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
ZBA approved setback and transparency variance requests 2-22-2018. Outstanding site plan issues being resolved with DES. Site prep and foundation permit issued for the Mindex Building. Site Plan approval pending.

File #:
Address:
Zoning District:
Description:

SP-17-17-18
[19 Sunshine Street](#), 14621
Industrial (M-1)
Expand existing junkyard to 75 vehicles. Construct 900 sf building for vehicle dismantling.

Contact Person:
Notes:

Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Site Plan review in progress.

File #:
Address:
Zoning District:
Description:

SP-20-17-18
[700 Hollenbeck Street](#), 14621
Community Center (C-2)
Establish outdoor storage and multiple uses in seven buildings on 2.65 acre site. Vehicle repair in Building #5, light industrial (wood working) in Building #1, and storage in Buildings #2, #3, #4, #6, and #7.

Contact Person:
Notes:

Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Site will be given non-conforming rights. Site Plan findings pending.

File #:
Address:
Zoning District:

SP-15-17-18
[1176](#), 1182, 1186-1188 [Mount Hope Avenue](#), 17 Langslow Street, 14620
Neighborhood Center (C-1) and Low Density Residential (R-1)

Description: Demolish two story commercial structure at 1176 Mount Hope and construct a new five story, 60,000 square foot mixed use building. The new building will contain 20 indoor parking spaces and 2,100 square feet of commercial space on the first floor, and 32 dwelling units on floors two through five. An existing 24 space parking lot on 17 Langslow Street is proposed to be used for parking.

Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762

Notes: Site Plan approval pending.

File #: **SP-10-17-18**

Address: [990 Lyell Avenue](#), 14606

Zoning District: Community Center (C-2)

Description: Expand existing vehicle sales from 22 spaces to 48 spaces

Contact Person: Jill Wiedrick, 585-428-6914, jill.wiedrick@cityofrochester.gov

Notes: Preliminary site plan findings issued 12-8-2017. Applicant has applied for use and area variance, scheduled for 6-21-2018 ZBA.

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

None

SITE PLAN REVIEW AGENDA

Tuesday, June 12, 2018

NEW SITE PLAN REVIEW APPLICATIONS

File #: SP-32-17-18
Applicant: John Diamantopolous
Location: [426-430 South Avenue](#), SE Quad, 14620
Zoning District: Center City District-Riverfront (CCD-R)
Description: Demolish rear building on site, a designated building of historic value (DBHV). Space will be topsoil and seeded in short term. Plan is to create outdoor seating area to serve restaurant use in front building.

Requirement for Site Plan Review: [120-191D\(3\)\(a\)\[10\]](#): Projects involving a site listed on the State or National Register of Historic Places. 426-430 South Avenue is listed on the State and National Registers.
[120-191D\(3\)\(c\)\[1\]](#): All Type 1 actions as identified in Section [48-4](#) of the City Code

Site Plan Type: Major
Enforcement: Yes
SEQR: Type 1 6 [48-4B\(1\)\(a\) and \(2\)\(c\)](#)
Contact Person: Chris Snyder, christopher.snyder@cityofrochester.gov, 585-428-6510

Please note: Comments from city departments and county, regional, or state agencies are due within three weeks of a new site plan being introduced. Comments must be provided in writing (email is encouraged) to Chris Snyder by July 3, 2018.

File #: SP-33-17-18
Applicant: Carolyn Vitale (Urban League of Rochester Economic Development Corporation)
Location: [872 and 886 Hudson Avenue](#), NE Quad, 14621
Zoning District: Neighborhood Center (C1)
Description: Convert vacant industrial building into mixed use development (225 sf office and 22 apartments). Site improvements include landscaping, sidewalks, and 18 space surface parking lot with one way access from Hudson and one way exit to Avenue D.

Requirement for Site Plan Review: [120-191D\(3\)\(a\)\[10\]](#): Projects involving a site listed on the State or National Register of Historic Places. 872 Hudson is listed on the State and National Registers.
[120-191D\(3\)\(a\)\[19\]](#): Any development or redevelopment that involves the installation of a new curb cut in the public right-of-way of minor arterials. Hudson is a minor arterial.

Site Plan Type: Minor
Enforcement: Yes
SEQR: Unlisted (*Note: SEQR will be conducted for both projects submitted by*

the Urban League: a new construction mixed use development at 663-687 Jefferson Avenue and the project at 872 Hudson Avenue. The projects are linked by funding. However, 663-687 Jefferson does not require Site Plan Review. This project is unlisted per [6 CRR-NY 617.4\(b\)\(9\)](#).

Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761

Please note: Comments from city departments and county, regional, or state agencies are due within three weeks of a new site plan being introduced. Comments must be provided in writing (email is encouraged) to Jason Haremza by July 3, 2018.

SITE PLAN REVIEW PROJECT UPDATES:

File #: SP-26-17-18

Location: [1001 Lake Avenue](#), NW Quad, 14613

Zoning District: Planned Development (PD) #19

Description: Install campus identification, building identification, and wayfinding signage for the Education Success Campus (former Nazareth Academy).

Contact Person: Chris Snyder, christopher.snyder@cityofrochester.gov, 585-428-6510

Notes: Site Plan approval pending.

File #: SP-16-17-18

Address: [1875 Dewey Avenue](#), NW Quad, 14615

Zoning District: Regional Center (C3)

Description: Establish vehicle sales and repair. Construct 360 sf office for vehicle sales. Future phase: construct 1,800 sf 4 bay garage for vehicle repair.

Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762

Notes: Site Plan review in progress; applicant consulting with MCDOH, DEQ regarding possible contamination issues and water and sewer connections.

File #: SP-11-17-18

Location: [1187 Culver Road](#), SE Quad, 14609

Zoning District: Community Center (C2)

Description: Construct two story, 675 square foot, addition on west side of building, legalize front yard parking, and change use of second floor from dwelling unit to office.

Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761

Notes: Site Plan findings issued 12-8-2017; project requires AA to waive parking shortage. AA application submitted.

File #: SP-06-17-18

Location: [55 Elton Street](#) (includes 33, 37, 41, 45, 51, 55 Elton Street and 11 Alma Place), SE Quad, 14607

Zoning District: Medium Density Residential (R2)

Description: Expand existing ancillary parking lot to 39 spaces and add ancillary

Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: refuse storage. Both parking and refuse storage serves 34 Elton Street. Site Plan approval pending; need to resolve outstanding permits at 34 Elton

File #: **SP-37-16-17**
Location: [1464](#) and 1462 Lyell Avenue, NW Quad, 14606
Zoning District: Community Center and Industrial (C2 and M1)
Description: Redevelop site. Partially demolish 21,000 sf building at 1464 Lyell, retaining and rehabilitating the 6,200 sf rear portion for a future tenant. Establish 1462 as a contractor operation in the existing 24,000 sf building and establish outdoor contractor storage. Resubdivide property to adjust property line and adjust zoning district boundary line.

Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan approval pending

File #: **SP-33-16-17**
Location: [645 Norris Drive](#), SE Quad, 14610
Zoning District: High Density Residential (R3)
Description: Redevelop existing multifamily residential complex in three phases. Final project build out includes demolition of existing buildings with 60 dwelling units (approximately 31,500 square feet) and construction of two 3-story buildings with 37 apartments in each, and three 2-story buildings with 8 townhouse style apartments in each. The final project will have five buildings with 98 total dwelling units (approximately 111,000 square feet). Project also includes site, landscaping, and parking improvements.

Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan findings issued 12-29-2017. CPC approved project 4-2-2018. Project held by City Council Committee 5-10-2018.

File #: **SP-24-16-17**
Location: [1535 Hudson Avenue](#) and 611 East Ridge Road, NE Quad, 14621
Zoning District: Regional Center (C3)
Description: Demolish existing 6,700 square foot vacant building and construct new 14,000 square foot vehicle service operation and convenience store, gas sales, and queuing and prep area for existing car wash at 611 East Ridge (Town of Irondequoit). Project includes associated parking and landscaping improvements. Requires 239m review by Monroe County due to location within 500 feet of a municipal border.

Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan approval pending; waiting for revised drawings from applicant.

File #: **SP-07-16-17**
Location: [360 Alexander Street](#), SE Quad, 14607
Zoning District: Medium Density Residential (R2)
Description: Legalize 22 space parking lot as ancillary parking for hotel and restaurant at 384 East Avenue.

Contact Person: Jill Wiedrick, 585-428-6914, jill.wiedrick@cityofrochester.gov
Notes: Site Plan findings issued 2-21-2018; CPC approved on condition 5-7-2018. Conditions include 18' setback along north property line and pedestrian scaled lighting.

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

None

SITE PLAN REVIEW AGENDA

Tuesday, June 19, 2018

NEW SITE PLAN REVIEW APPLICATIONS

None

SITE PLAN REVIEW PROJECT UPDATES:

File #: SP-30-17-18
Location: [240 Boxart Street](#), NW Quad, 14612
Zoning District: Industrial (M1)
Description: Construct 172 unit self-storage facility with office.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan approval pending.

File #: SP-28-17-18
Location: [1010 East Avenue](#), SE Quad, 14607
Zoning District: High Density Residential (R3)
Description: Construct 3 story (2 story + basement), 1,400 sf addition to existing parish house for Asbury Methodist Church. Includes reconfiguration of rear entry terrace and parking area.
Contact Person: Chris Snyder, christopher.snyder@cityofrochester.gov, 585-428-6510
Notes: Site Plan findings pending. C of A request scheduled for 7-11-2018 RPB.

File #: SP-25-17-18
Location: [419 Thurston Road](#), SW Quad, 14619
Zoning District: Low Density Residential (R1)
Description: Change use of existing nonconforming building from one nonconforming use (vehicle repair, vacant) to another (retail), with site and landscaping improvements.
Contact Person: Jill Wiedrick, 585-428-6914, jill.wiedrick@cityofrochester.gov
Notes: Site Plan findings issued 5-18-2018. Special permit request scheduled for 7-9-2018 CPC

File #: SP-12-17-18
Address: [1, 9-15, 25 Circle Street](#), 357-363 North Goodman Street, 4, 8 Birch Crescent, 911, 917-919, 925-927, 935, 936, and 951 East Main Street, 14607
Zoning District: Community Center (C2), Public Market Village (PMV)
Description: Rezone 4 and 8 Birch Crescent from R-2 to C-2.

Construct 244 space surface parking lot to serve multiple properties. Includes landscaping improvements. Abandon and acquire of a portion of the Circle Street right-of-way.

Contact Person: Demolish 911 East Main and 4 Birch Crescent.
Notes: Zina Lagonegro, zina.lagonegro@cityofrochester.gov, 585-428-7054
Site Plan approval with conditions issued 6-11-2018.

File #: **SP-14-17-18**
Address: [59 Sullivan Street](#) et al., 14605
Zoning District: Medium Density Residential (R2)
Description: Rezone approximately 33 acres from R1 and C2 to R2.

Construct six new single family homes and 32 new two family homes across multiple sites in the area generally bounded by Rauber, Joseph, Clifford, Clinton, plus Kappel Place. Construct a 14 unit multifamily dwelling at 51 and 59 Sullivan, 50 O'Brien. The project components will utilize 45 existing vacant parcels that will be resubdivided in 34 new parcels.

Change use of a charter school at 938 Clifford to an 18 unit multifamily dwelling. Establish a community center at 200 and 208-214 Clifford and adjust property line.

The one and two family homes include standard residential driveways, the new multifamily dwelling includes a 20 space surface parking lot. The conversion of 938 Clifford includes an existing eight space parking lot at 946 Clifford.

Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan review on hold; applicant revising project.

File #: **SP-38-16-17**
Address: [625 South Goodman Street](#), 14607
Zoning District: Community Center (C2)
Description: Construct a 4 story, 117,040sf, 100 dwelling unit multifamily building including a 69 space surface parking lot, 28 space first floor parking garage, and associated site improvements. Applicant is also proposing improvements within the public right-of-way of Uhlen Place and Karges Place.

Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: ZBA granted variances 12-21-2017. Consulted with NYSDOT 4-30-2018. Site Plan approval pending resolution of proposed Uhlen/Karges improvements.

File #: **SP-02-17-18**
Address: [1 and 15 Manhattan Square Drive](#), 47 and 55 Savannah Street, Inner Loop Development Sites 4 and 5, 14607
Zoning District: Center City District, Base (CCD-B)
Description: Redevelop an 18.18 acre site (multiple parcels) in the southeast portion of Rochester's Center City into a mixed use neighborhood. 2.96 acres

are a portion of the former Inner Loop Expressway, 1.67 acres are two parcels owned by the Rochester Urban Renewal Agency (RURA), 13.55 acres are a portion of the existing Strong Museum site.

Construct 8 new buildings including:

- 310,000 sf, 5 story parking structure containing 1,200 spaces
- 100,000 sf, 3 story museum expansion
- 117,800 sf, 5 story, 175 room hotel
- 57,600 sf, 4 story, residential building (Building A)
- 65,200 sf, 4 story, mixed use building (Building B)
- 6,500 sf, 1 story, retail building (Building C)
- 96,100 sf, 4 story, mixed use building (Building D)
- 109,600 sf, 4½ story, residential building (Building E)

Amongst the five residential, retail, and mixed use buildings, there will be approximately 250 dwelling units and 18,000 square feet of retail space.

The new development will have two new dedicated streets and one new private street:

- Adventure Street, public (connecting Manhattan Square Drive and South Union Street. Street will be two 11' travel lanes, two 8' on-street parking lanes, for a total of 38' wide, curb to curb)
- New Street B, public (connecting Savannah Street and Adventure Street, Street will be two 13' travel lanes, one 8' on-street parking lane, for a total of 34' wide, curb to curb)
- New Street A, private (connecting Howell Street and Adventure Street. Street will be two 13' travel lanes, for a total of 26' wide curb to curb)

Contact Person:

Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761

Notes:

Site Plan approval with conditions issued for overall concept 6-1-2018. Museum parking structure in permitting now, CZC pending. Individual project components will be subject to further review as they are submitted. If the components (e.g. hotel, mixed use, residential) fall within the parameters established by this Site Plan Approval, they will not be subject to additional Site Plan Review.

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

616 and 622-624 Monroe Avenue, (C2). Removal of parking, establishment of driveway. Previous site plan review for ancillary parking was terminated May 2018.

Process. DES sign off on projects that go straight to CZC/Building Permit and don't require Site Plan Review.

SITE PLAN REVIEW AGENDA

Tuesday, June 26, 2018

NEW SITE PLAN REVIEW APPLICATIONS

None

SITE PLAN REVIEW PROJECT UPDATES:

File #: SP-31-17-18
Location: [115 South Avenue](#), SW Quad, 14604
Zoning District: Center City District-Riverfront (CCD-R)
Description: Repair and reconstruct elevated north terrace adjacent to the Rundel Library building. Work includes repair and replacement of deteriorated structural deck and support framing, and installation of new landscape features including a cantilevered observation deck over the Genesee River.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan review in progress. Reviewed by REC 5-17-2018. Requires RPB approval, tentatively scheduled for 8-8-2018.

Please note: Comments from city departments and county, regional, or state agencies are due by June 26, 2018.

File #: SP-23-17-18
Address: [230-250 Alexander Street](#), 14607
Zoning District: Community Center (C-2)
Description: Redevelop a 7.4 acre vacant site (former hospital) into a mixed use development.

Construct 8 new buildings:

- Building A, an 49,632 SF, 4 story mixed use (retail and residential) building
- Building B, an 39,600 SF, 4 story mixed use (retail and residential) building
- Building C, an 30,624 SF, 4 story residential building
- Building D, an 40,600 SF, 4 story residential building
- Building E, an 39,024 SF, 4 story residential building (micro-units).
- Building F, an 19,200 SF, 1 story retail (health club) building
- Building G, a 3 story parking garage containing 235+/- spaces
- Building H (Mindex), an 71,552 SF, 4 story mixed use (office and residential) building

Amongst the seven residential, retail, and mixed use buildings, there will

be approximately 250 dwelling units and 16,573 SF square feet of retail space.

The new development will have two new private streets:

- New Street A (East-West Road), (connecting Alexander Street and Averill Avenue) will be two 13' travel lanes, one 8' on-street parking lane, for a total of 34' wide, curb to curb
- New Street B, (North-South Road) (connecting New Street A and Tracy Street) will be two 10' travel lanes, two 8' on-street parking lane, for a total of 36' wide, curb to curb

Subdivide one parcel into three parcels.

Contact Person:
Notes:

Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
ZBA approved setback and transparency variance requests 2-22-2018. Outstanding site plan issues being resolved with DES. Site prep and foundation permit issued for the Mindex Building. Site Plan approval pending.

File #:
Address:
Zoning District:
Description:

SP-17-17-18
[19 Sunshine Street](#), 14621
Industrial (M-1)
Expand existing junkyard to 75 vehicles. Construct 900 sf building for vehicle dismantling.

Contact Person:
Notes:

Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Site Plan review in progress.

File #:
Address:
Zoning District:
Description:

SP-20-17-18
[700 Hollenbeck Street](#), 14621
Community Center (C-2)
Establish outdoor storage and multiple uses in seven buildings on 2.65 acre site. Vehicle repair in Building #5, light industrial (wood working) in Building #1, and storage in Buildings #2, #3, #4, #6, and #7.

Contact Person:
Notes:

Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Site Plan findings issued 6-1-2018.

File #:
Address:
Zoning District:
Description:

SP-15-17-18
[1176](#), 1182, 1186-1188 [Mount Hope Avenue](#), 17 Langslow Street, 14620
Neighborhood Center (C-1) and Low Density Residential (R-1)
Demolish two story commercial structure at 1176 Mount Hope and construct a new five story, 60,000 square foot mixed use building. The new building will contain 20 indoor parking spaces and 2,100 square feet of commercial space on the first floor, and 32 dwelling units on floors two through five. An existing 24 space parking lot on 17 Langslow Street is proposed to be used for parking.

Contact Person:
Notes:

Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Site Plan approval issued 6-22-2018.

File #: SP-10-17-18
Address: [990 Lyell Avenue](#), 14606
Zoning District: Community Center (C-2)
Description: Expand existing vehicle sales from 22 spaces to 48 spaces
Contact Person: Jill Wiedrick, 585-428-6914, jill.wiedrick@cityofrochester.gov
Notes: Preliminary site plan findings issued 12-8-2017. Denied by ZBA 6-21-2018. Site Plan review terminated.

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

1185 East Main Street, C2. Review: subdivision request, CNC to establish food production with retail, front yard parking.

SITE PLAN REVIEW AGENDA

Tuesday, July 3, 2018

NEW SITE PLAN REVIEW APPLICATIONS

File #: SP-34-17-18
Applicant: Mary Anne Luttrell (DHD Ventures)
Location: [89-95 Elm Street](#), SW Quad, 14604
Zoning District: Center City District-Tower (CCD-T)/Midtown Urban Renewal District
Description: Construct 9 space surface parking lot and dumpster enclosure to serve the mixed use building at 88 Elm Street.
Requirement for Site Plan Review: [120-191D\(3\)\(a\)\[2\]](#): Minor site plan review shall be required for all new construction in the CCD that include minor deviations from the design criteria.
Site Plan Type: Minor
Enforcement: Yes
SEQR: Type 2
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761

Please note: Comments from city departments and county, regional, or state agencies are due within three weeks of a new site plan being introduced. Comments must be provided in writing (email is encouraged) to Jason Haremza by July 24, 2018.

SITE PLAN REVIEW PROJECT UPDATES:

File #: SP-32-17-18
Location: [426-430 South Avenue](#), SE Quad, 14620
Zoning District: Center City District-Riverfront (CCD-R)
Description: Demolish rear building on site, a designated building of historic value (DBHV). Space will be topsoil and seeded in short term. Plan is to create outdoor seating area to serve restaurant use in front building.
Contact Person: Chris Snyder, christopher.snyder@cityofrochester.gov, 585-428-6510
Notes: Site Plan review underway. Preliminary findings to be issued before being placed on ZBA agenda.

Please note: Comments from city departments and county, regional, or state agencies are due by July 3, 2018.

File #: SP-33-17-18
Location: [872 and 886 Hudson Avenue](#), NE Quad, 14621
Zoning District: Neighborhood Center (C1)
Description: Convert vacant industrial building into mixed use development (225 sf office and 22 apartments). Site improvements include landscaping, sidewalks, and 18 space surface parking lot with one way access from Hudson and one way exit to Avenue D.

Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan review underway.

Please note: Comments from city departments and county, regional, or state agencies are due by July 3, 2018.

File #: SP-26-17-18
Location: [1001 Lake Avenue](#), NW Quad, 14613
Zoning District: Planned Development (PD) #19
Description: Install campus identification, building identification, and wayfinding signage for the Education Success Campus (former Nazareth Academy).

Contact Person: Chris Snyder, christopher.snyder@cityofrochester.gov, 585-428-6510
Notes: Site Plan approval pending.

File #: SP-16-17-18
Address: [1875 Dewey Avenue](#), NW Quad, 14615
Zoning District: Regional Center (C3)
Description: Establish vehicle sales and repair. Construct 360 sf office for vehicle sales. Future phase: construct 1,800 sf 4 bay garage for vehicle repair.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan review in progress; applicant consulting with MCDOH, DEQ regarding possible contamination issues and water and sewer connections.

File #: SP-11-17-18
Location: [1187 Culver Road](#), SE Quad, 14609
Zoning District: Community Center (C2)
Description: Construct two story, 675 square foot, addition on west side of building, legalize front yard parking, and change use of second floor from dwelling unit to office.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan findings issued 12-8-2017; project requires AA to waive parking shortage. AA application submitted.

File #: SP-06-17-18
Location: [55 Elton Street](#) (includes 33, 37, 41, 45, 51, 55 Elton Street and 11 Alma Place), SE Quad, 14607
Zoning District: Medium Density Residential (R2)
Description: Expand existing ancillary parking lot to 39 spaces and add ancillary refuse storage. Both parking and refuse storage serves 34 Elton Street.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan approval pending; need to resolve outstanding permits at 34 Elton

File #: SP-37-16-17
Location: [1464](#) and 1462 Lyell Avenue, NW Quad, 14606

Zoning District: Community Center and Industrial (C2 and M1)
Description: Redevelop site. Partially demolish 21,000 sf building at 1464 Lyell, retaining and rehabilitating the 6,200 sf rear portion for a future tenant. Establish 1462 as a contractor operation in the existing 24,000 sf building and establish outdoor contractor storage. Resubdivide property to adjust property line and adjust zoning district boundary line.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan approval pending

File #: **SP-33-16-17**
Location: [645 Norris Drive](#), SE Quad, 14610
Zoning District: High Density Residential (R3)
Description: Redevelop existing multifamily residential complex in three phases. Final project build out includes demolition of existing buildings with 60 dwelling units (approximately 31,500 square feet) and construction of two 3-story buildings with 37 apartments in each, and three 2-story buildings with 8 townhouse style apartments in each. The final project will have five buildings with 98 total dwelling units (approximately 111,000 square feet). Project also includes site, landscaping, and parking improvements.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan findings issued 12-29-2017. CPC approved project 4-2-2018. Project held by City Council Committee 5-10-2018.

File #: **SP-24-16-17**
Location: [1535 Hudson Avenue](#) and 611 East Ridge Road, NE Quad, 14621
Zoning District: Regional Center (C3)
Description: Demolish existing 6,700 square foot vacant building and construct new 14,000 square foot vehicle service operation and convenience store, gas sales, and queuing and prep area for existing car wash at 611 East Ridge (Town of Irondequoit). Project includes associated parking and landscaping improvements. Requires 239m review by Monroe County due to location within 500 feet of a municipal border.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan approval pending; waiting for revised drawings from applicant.

File #: **SP-07-16-17**
Location: [360 Alexander Street](#), SE Quad, 14607
Zoning District: Medium Density Residential (R2)
Description: Legalize 22 space parking lot as ancillary parking for hotel and restaurant at 384 East Avenue.
Contact Person: Jill Wiedrick, 585-428-6914, jill.wiedrick@cityofrochester.gov
Notes: Site Plan findings issued 2-21-2018; CPC approved on condition 5-7-2018. Conditions include 18' setback along north property line and pedestrian scaled lighting.
Notes: Site Plan approval with conditions issued 7-2-2018

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

Pueblo Nuevo project, Kappel Place turnaround.

SITE PLAN REVIEW AGENDA

Tuesday, July 10, 2018

NEW SITE PLAN REVIEW APPLICATIONS

None

SITE PLAN REVIEW PROJECT UPDATES:

- File #:** SP-30-17-18
Location: [240 Boxart Street](#), NW Quad, 14612
Zoning District: Industrial (M1)
Description: Construct 172 unit self-storage facility with office.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Based on staff site visit, requested additional buffer from adjacent park land. Site Plan approval pending.
- File #:** SP-28-17-18
Location: [1010 East Avenue](#), SE Quad, 14607
Zoning District: High Density Residential (R3)
Description: Construct 3 story (2 story + basement), 1,400 sf addition to existing parish house for Asbury Methodist Church. Includes reconfiguration of rear entry terrace and parking area.
Contact Person: Chris Snyder, christopher.snyder@cityofrochester.gov, 585-428-6510
Notes: Site Plan findings pending. C of A request scheduled for 7-11-2018 RPB.
- File #:** SP-25-17-18
Location: [419 Thurston Road](#), SW Quad, 14619
Zoning District: Low Density Residential (R1)
Description: Change use of existing nonconforming building from one nonconforming use (vehicle repair, vacant) to another (retail), with site and landscaping improvements.
Contact Person: Jill Wiedrick, 585-428-6914, jill.wiedrick@cityofrochester.gov
Notes: Site Plan findings issued 5-18-2018. Special permit request scheduled for 7-9-2018 CPC
- File #:** SP-14-17-18
Address: [59 Sullivan Street](#) et al., 14605
Zoning District: Medium Density Residential (R2)
Description: Rezone approximately 33 acres from R1 and C2 to R2.

Construct six new single family homes and 32 new two family homes across multiple sites in the area generally bounded by Rauber, Joseph, Clifford, Clinton, plus Kappel Place. Construct a 14 unit multifamily dwelling at 51 and 59 Sullivan, 50 O'Brien. The project components will

utilize 45 existing vacant parcels that will be resubdivided in 34 new parcels.

Change use of a charter school at 938 Clifford to an 18 unit multifamily dwelling. Establish a community center at 200 and 208-214 Clifford and adjust property line.

The one and two family homes include standard residential driveways, the new multifamily dwelling includes a 20 space surface parking lot. The conversion of 938 Clifford includes an existing eight space parking lot at 946 Clifford.

Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan review on hold; applicant revising project.

File #: **SP-38-16-17**
Address: [625 South Goodman Street](#), 14607
Zoning District: Community Center (C2)
Description: Construct a 4 story, 117,040sf, 100 dwelling unit multifamily building including a 69 space surface parking lot, 28 space first floor parking garage, and associated site improvements. Applicant is also proposing improvements within the public right-of-way of Uhlen Place and Karges Place.

Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: ZBA granted variances 12-21-2017. Consulted with NYSDOT 4-30-2018. Site Plan approval pending resolution of proposed Uhlen/Karges improvements.

File #: **SP-02-17-18**
Address: [1 and 15 Manhattan Square Drive](#), 47 and 55 Savannah Street, Inner Loop Development Sites 4 and 5, 14607
Zoning District: Center City District, Base (CCD-B)
Description: Redevelop an 18.18 acre site (multiple parcels) in the southeast portion of Rochester's Center City into a mixed use neighborhood. 2.96 acres are a portion of the former Inner Loop Expressway, 1.67 acres are two parcels owned by the Rochester Urban Renewal Agency (RURA), 13.55 acres are a portion of the existing Strong Museum site.

Construct 8 new buildings including:

- 310,000 sf, 5 story parking structure containing 1,200 spaces
- 100,000 sf, 3 story museum expansion
- 117,800 sf, 5 story, 175 room hotel
- 57,600 sf, 4 story, residential building (Building A)
- 65,200 sf, 4 story, mixed use building (Building B)
- 6,500 sf, 1 story, retail building (Building C)
- 96,100 sf, 4 story, mixed use building (Building D)
- 109,600 sf, 4½ story, residential building (Building E)

Amongst the five residential, retail, and mixed use buildings, there will be approximately 250 dwelling units and 18,000 square feet of retail space.

The new development will have two new dedicated streets and one new private street:

- Adventure Street, public (connecting Manhattan Square Drive and South Union Street. Street will be two 11' travel lanes, two 8' on-street parking lanes, for a total of 38' wide, curb to curb)
- New Street B, public (connecting Savannah Street and Adventure Street, Street will be two 13' travel lanes, one 8' on-street parking lane, for a total of 34' wide, curb to curb)
- New Street A, private (connecting Howell Street and Adventure Street. Street will be two 13' travel lanes, for a total of 26' wide curb to curb)

Contact Person:

Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761

Notes:

Site Plan approval with conditions issued for overall concept 6-1-2018. Museum parking structure in permitting now, CZC pending. Individual project components will be subject to further review as they are submitted. If the components (e.g. hotel, mixed use, residential) fall within the parameters established by this Site Plan Approval, they will not be subject to additional Site Plan Review.

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

Eastman Avenue re-opening between Lake Avenue and Woodside Street.

SITE PLAN REVIEW AGENDA

Tuesday, July 17, 2018

NEW SITE PLAN REVIEW APPLICATIONS

None

SITE PLAN REVIEW PROJECT UPDATES:

File #: **SP-31-17-18**
Location: [115 South Avenue](#), SW Quad, 14604
Zoning District: Center City District-Riverfront (CCD-R)
Description: Repair and reconstruct elevated north terrace adjacent to the Rundel Library building. Work includes repair and replacement of deteriorated structural deck and support framing, and installation of new landscape features including a cantilevered observation deck over the Genesee River.
Contact Person: Tim Raymond, tim.raymond@cityofrochester.gov, 585-428-7770
Notes: Site Plan review in progress. Reviewed by REC 5-17-2018. Requires RPB approval, tentatively scheduled for 8-8-2018.

File #: **SP-23-17-18**
Address: [230-250 Alexander Street](#), 14607
Zoning District: Community Center (C-2)
Description: Redevelop a 7.4 acre vacant site (former hospital) into a mixed use development.

Construct 8 new buildings:

- Building A, an 49,632 SF, 4 story mixed use (retail and residential) building
- Building B, an 39,600 SF, 4 story mixed use (retail and residential) building
- Building C, an 30,624 SF, 4 story residential building
- Building D, an 40,600 SF, 4 story residential building
- Building E, an 39,024 SF, 4 story residential building (micro-units).
- Building F, an 19,200 SF, 1 story retail (health club) building
- Building G, a 3 story parking garage containing 235+/- spaces
- Building H (Mindex), an 71,552 SF, 4 story mixed use (office and residential) building

Amongst the seven residential, retail, and mixed use buildings, there will be approximately 250 dwelling units and 16,573 SF square feet of retail space.

The new development will have two new private streets:

- New Street A (East-West Road), (connecting Alexander Street and Averill Avenue) will be two 13' travel lanes, one 8' on-street parking lane, for a total of 34' wide, curb to curb
- New Street B, (North-South Road) (connecting New Street A and Tracy Street) will be two 10' travel lanes, two 8' on-street parking lane, for a total of 36' wide, curb to curb

Subdivide one parcel into three parcels.

Contact Person:
Notes:

Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
ZBA approved setback and transparency variance requests 2-22-2018. Outstanding site plan issues being resolved with DES. Site prep and foundation permit issued for the Mindex Building. Site Plan approval pending.

File #:
Address:
Zoning District:
Description:

SP-17-17-18
[19 Sunshine Street](#), 14621
Industrial (M-1)
Expand existing junkyard to 75 vehicles. Construct 900 sf building for vehicle dismantling.

Contact Person:
Notes:

Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Site Plan review in progress.

File #:
Address:
Zoning District:
Description:

SP-20-17-18
[700 Hollenbeck Street](#), 14621
Community Center (C-2)
Establish outdoor storage and multiple uses in seven buildings on 2.65 acre site. Vehicle repair in Building #5, light industrial (wood working) in Building #1, and storage in Buildings #2, #3, #4, #6, and #7.

Contact Person:
Notes:

Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Site Plan findings issued 6-1-2018.

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

1185 East Main Street, C2. Subdivision request, CNC to establish food production with retail, front yard parking.

SITE PLAN REVIEW AGENDA

Tuesday, July 24, 2018

NEW SITE PLAN REVIEW APPLICATIONS

None

SITE PLAN REVIEW PROJECT UPDATES:

File #: SP-34-17-18
Location: [89-95 Elm Street](#), SW Quad, 14604
Zoning District: Center City District-Tower (CCD-T)/Midtown Urban Renewal District
Description: Construct 9 space surface parking lot and dumpster enclosure to serve the mixed use building at 88 Elm Street.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762

Please note: Comments from city departments and county, regional, or state agencies are due by July 24, 2018.

File #: SP-32-17-18
Location: [426-430 South Avenue](#), SE Quad, 14620
Zoning District: Center City District-Riverfront (CCD-R)
Description: Demolish rear building on site, a designated building of historic value (DBHV). Space will be topsoil and seeded in short term. Plan is to create outdoor seating area to serve restaurant use in front building.
Contact Person: Chris Snyder, christopher.snyder@cityofrochester.gov, 585-428-6510
Notes: Site Plan review underway. REC recommended Pos Dec based on current proposal.

File #: SP-33-17-18
Location: [872 and 886 Hudson Avenue](#), NE Quad, 14621
Zoning District: Neighborhood Center (C1)
Description: Convert vacant industrial building into mixed use development (225 sf office and 22 apartments). Site improvements include landscaping, sidewalks, and 18 space surface parking lot with one way access from Hudson and one way exit to Avenue D.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan review underway.

File #: SP-26-17-18
Location: [1001 Lake Avenue](#), NW Quad, 14613
Zoning District: Planned Development (PD) #19
Description: Install campus identification, building identification, and wayfinding signage for the Education Success Campus (former Nazareth Academy).
Contact Person: Chris Snyder, christopher.snyder@cityofrochester.gov, 585-428-6510

Notes: Site Plan approval issued 7-13-2018.

File #: **SP-16-17-18**
Address: [1875 Dewey Avenue](#), NW Quad, 14615
Zoning District: Regional Center (C3)
Description: Establish vehicle sales and repair. Construct 360 sf office for vehicle sales. Future phase: construct 1,800 sf 4 bay garage for vehicle repair.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan findings issued 7-6-2018. Next step is for applicant to submit area variance application to ZBA.

File #: **SP-11-17-18**
Location: [1187 Culver Road](#), SE Quad, 14609
Zoning District: Community Center (C2)
Description: Construct two story, 675 square foot, addition on west side of building, legalize front yard parking, and change use of second floor from dwelling unit to office.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan approval issued 7-6-2018.

File #: **SP-06-17-18**
Location: [55 Elton Street](#) (includes 33, 37, 41, 45, 51, 55 Elton Street and 11 Alma Place), SE Quad, 14607
Zoning District: Medium Density Residential (R2)
Description: Expand existing ancillary parking lot to 39 spaces and add ancillary refuse storage. Both parking and refuse storage serves 34 Elton Street.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan approval issued 7-6-2018.

File #: **SP-37-16-17**
Location: [1464](#) and 1462 Lyell Avenue, NW Quad, 14606
Zoning District: Community Center and Industrial (C2 and M1)
Description: Redevelop site. Partially demolish 21,000 sf building at 1464 Lyell, retaining and rehabilitating the 6,200 sf rear portion for a future tenant. Establish 1462 as a contractor operation in the existing 24,000 sf building and establish outdoor contractor storage. Resubdivide property to adjust property line and adjust zoning district boundary line.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan approval issued 7-6-2018.

File #: **SP-33-16-17**
Location: [645 Norris Drive](#), SE Quad, 14610
Zoning District: High Density Residential (R3)
Description: Redevelop existing multifamily residential complex in three phases. Final project build out includes demolition of existing buildings with 60 dwelling units (approximately 31,500 square feet) and construction of two 3-story buildings with 37 apartments in each, and three 2-story buildings with 8

townhouse style apartments in each. The final project will have five buildings with 98 total dwelling units (approximately 111,000 square feet). Project also includes site, landscaping, and parking improvements. Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Site Plan findings issued 12-29-2017. CPC approved project 4-2-2018. Project held by City Council Committee 5-10-2018.

Contact Person:
Notes:

File #: **SP-24-16-17**
Location: [1535 Hudson Avenue](#) and 611 East Ridge Road, NE Quad, 14621
Zoning District: Regional Center (C3)
Description: Demolish existing 6,700 square foot vacant building and construct new 14,000 square foot vehicle service operation and convenience store, gas sales, and queuing and prep area for existing car wash at 611 East Ridge (Town of Irondequoit). Project includes associated parking and landscaping improvements. Requires 239m review by Monroe County due to location within 500 feet of a municipal border.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan approval pending; applicant has submitted revised drawings.

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

95 Ames Street, M-1. Establishment of storage yard for A-Verdi trailers and containers.

SITE PLAN REVIEW AGENDA

Tuesday, July 31, 2018

NEW SITE PLAN REVIEW APPLICATIONS

None

SITE PLAN REVIEW PROJECT UPDATES:

File #: SP-30-17-18
Location: [240 Boxart Street](#), NW Quad, 14612
Zoning District: Industrial (M1)
Description: Construct 172 unit self-storage facility with office.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Waiting for revised drawings from applicant. Site Plan approval pending.

File #: SP-28-17-18
Location: [1010 East Avenue](#), SE Quad, 14607
Zoning District: High Density Residential (R3)
Description: Construct 3 story (2 story + basement), 1,400 sf addition to existing parish house for Asbury Methodist Church. Includes reconfiguration of rear entry terrace and parking area.
Contact Person: Chris Snyder, christopher.snyder@cityofrochester.gov, 585-428-6510
Notes: Site Plan findings issued 5-29-2018. C of A request to be scheduled.

File #: SP-25-17-18
Location: [419 Thurston Road](#), SW Quad, 14619
Zoning District: Low Density Residential (R1)
Description: Change use of existing nonconforming building from one nonconforming use (vehicle repair, vacant) to another (retail), with site and landscaping improvements.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Special permit request approved at 7-9-2018 CPC. Site Plan approval pending.

File #: SP-14-17-18
Address: [59 Sullivan Street](#) et al., 14605
Zoning District: Medium Density Residential (R2)
Description: Rezone approximately 33 acres from R1 and C2 to R2.

Construct six new single family homes and 32 new two family homes across multiple sites in the area generally bounded by Rauber, Joseph, Clifford, Clinton, plus Kappel Place. Construct a 14 unit multifamily dwelling at 51 and 59 Sullivan, 50 O'Brien. The project components will utilize 45 existing vacant parcels that will be resubdivided in 34 new parcels.

Change use of a charter school at 938 Clifford to an 18 unit multifamily dwelling. Establish a community center at 200 and 208-214 Clifford and adjust property line.

The one and two family homes include standard residential driveways, the new multifamily dwelling includes a 20 space surface parking lot. The conversion of 938 Clifford includes an existing eight space parking lot at 946 Clifford.

Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan review on hold; applicant revising project.

File #: **SP-38-16-17**

Address: [625 South Goodman Street](#), 14607

Zoning District: Community Center (C2)

Description: Construct a 4 story, 117,040sf, 100 dwelling unit multifamily building including a 69 space surface parking lot, 28 space first floor parking garage, and associated site improvements. Applicant is also proposing improvements within the public right-of-way of Uhlen Place and Karges Place.

Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: ZBA granted variances 12-21-2017. Consulted with NYSDOT 4-30-2018. Site Plan approval pending resolution of proposed Uhlen/Karges improvements.

File #: **SP-02-17-18**

Address: [1 and 15 Manhattan Square Drive](#), 47 and 55 Savannah Street, Inner Loop Development Sites 4 and 5, 14607

Zoning District: Center City District, Base (CCD-B)

Description: Redevelop an 18.18 acre site (multiple parcels) in the southeast portion of Rochester's Center City into a mixed use neighborhood. 2.96 acres are a portion of the former Inner Loop Expressway, 1.67 acres are two parcels owned by the Rochester Urban Renewal Agency (RURA), 13.55 acres are a portion of the existing Strong Museum site.

Construct 8 new buildings including:

- 310,000 sf, 5 story parking structure containing 1,200 spaces
- 100,000 sf, 3 story museum expansion
- 117,800 sf, 5 story, 175 room hotel
- 57,600 sf, 4 story, residential building (Building A)
- 65,200 sf, 4 story, mixed use building (Building B)
- 6,500 sf, 1 story, retail building (Building C)
- 96,100 sf, 4 story, mixed use building (Building D)
- 109,600 sf, 4½ story, residential building (Building E)

Amongst the five residential, retail, and mixed use buildings, there will be

approximately 250 dwelling units and 18,000 square feet of retail space.

The new development will have two new dedicated streets and one new private street:

- Adventure Street, public (connecting Manhattan Square Drive and South Union Street. Street will be two 11' travel lanes, two 8' on-street parking lanes, for a total of 38' wide, curb to curb)
- New Street B, public (connecting Savannah Street and Adventure Street, Street will be two 13' travel lanes, one 8' on-street parking lane, for a total of 34' wide, curb to curb)
- New Street A, private (connecting Howell Street and Adventure Street. Street will be two 13' travel lanes, for a total of 26' wide curb to curb)

Contact Person:

Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761

Notes:

Site Plan approval with conditions issued for overall concept 6-1-2018. Museum parking structure in permitting now, CZC pending. Individual project components will be subject to further review as they are submitted. If the components (e.g. hotel, mixed use, residential) fall within the parameters established by this Site Plan Approval, they will not be subject to additional Site Plan Review.

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

None

SITE PLAN REVIEW AGENDA

Tuesday, August 7, 2018

NEW SITE PLAN REVIEW APPLICATIONS

File #: SP-02-18-19
Applicant: Tom O'Connor (AI Sigl Community of Agencies)
Location: [1850-1900 South Avenue](#), SW Quad, 14620
Zoning District: IPD (Institutional Planned Development; proposed to be rezoned to new Planned Development #20 Pediatric and Family Service District)
Description: Rezone 15 +/- acres from IPD to PD #20. The new PD will facilitate construction of a 30,500 sf, single story, Golisano Autism Center, a 37,000 sf, two story, URMIC Pediatric Behavioral Health and Wellness building, and a 305 space surface parking lot. The existing two story brick building at the corner of South Avenue and Science Parkway will remain.
Requirement for Site Plan Review: [120-126A\(4\)](#): The development concept plan for proposed planned developments shall be subject to site plan review.
[120-191D\(3\)\(c\)\[3\]](#): All development concept plan approvals or amendments for planned development districts.
Site Plan Type: Major
Enforcement: No
SEQR: Unlisted
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762

Please note: Comments from city departments and county, regional, or state agencies are due within three weeks of a new site plan being introduced. Comments must be provided in writing (email is encouraged) to Tom Kicior by August 28, 2018.

SITE PLAN REVIEW PROJECT UPDATES:

File #: SP-31-17-18
Location: [115 South Avenue](#), SW Quad, 14604
Zoning District: Center City District-Riverfront (CCD-R)
Description: Repair and reconstruct elevated north terrace adjacent to the Rundel Library building. Work includes repair and replacement of deteriorated structural deck and support framing, and installation of new landscape features including a cantilevered observation deck over the Genesee River.
Contact Person: Tim Raymond, tim.raymond@cityofrochester.gov, 585-428-7770
Notes: Site Plan review in progress. Reviewed by REC 5-17-2018. Requires RPB approval, tentatively scheduled for 8-8-2018.

File #: SP-23-17-18
Address: [230-250 Alexander Street](#), 14607
Zoning District: Community Center (C-2)
Description: Redevelop a 7.4 acre vacant site (former hospital) into a mixed use development.

Construct 8 new buildings:

- Building A, an 49,632 SF, 4 story mixed use (retail and residential) building
- Building B, an 39,600 SF, 4 story mixed use (retail and residential) building
- Building C, an 30,624 SF, 4 story residential building
- Building D, an 40,600 SF, 4 story residential building
- Building E, an 39,024 SF, 4 story residential building (micro-units).
- Building F, an 19,200 SF, 1 story retail (health club) building
- Building G, a 3 story parking garage containing 235+/- spaces
- Building H (Mindex), an 71,552 SF, 4 story mixed use (office and residential) building

Amongst the seven residential, retail, and mixed use buildings, there will be approximately 250 dwelling units and 16,573 SF square feet of retail space.

The new development will have two new private streets:

- New Street A (East-West Road), (connecting Alexander Street and Averill Avenue) will be two 13' travel lanes, one 8' on-street parking lane, for a total of 34' wide, curb to curb
- New Street B, (North-South Road) (connecting New Street A and Tracy Street) will be two 10' travel lanes, two 8' on-street parking lane, for a total of 36' wide, curb to curb

Subdivide one parcel into three parcels.

Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: ZBA approved setback and transparency variance requests 2-22-2018. Outstanding site plan issues being resolved with DES. Site prep and foundation permit issued for the Mindex Building. Site Plan approval pending.

File #: SP-17-17-18
Address: [19 Sunshine Street](#), 14621
Zoning District: Industrial (M-1)
Description: Expand existing junkyard to 75 vehicles. Construct 900 sf building for vehicle dismantling.

Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan review in progress.

File #: SP-20-17-18
Address: [700 Hollenbeck Street](#), 14621
Zoning District: Community Center (C-2)
Description: Establish outdoor storage and multiple uses in seven buildings on 2.65 acre site. Vehicle repair in Building #5, light industrial (wood working) in Building #1, and storage in Buildings #2, #3, #4, #6, and #7.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan findings issued 6-1-2018. Applicant working on submitting NYS Building Code compliance review.

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

None

SITE PLAN REVIEW AGENDA

Tuesday, August 14, 2018

NEW SITE PLAN REVIEW APPLICATIONS

None

SITE PLAN REVIEW PROJECT UPDATES:

File #: SP-34-17-18
Location: [89-95 Elm Street](#), SW Quad, 14604
Zoning District: Center City District-Tower (CCD-T)/Midtown Urban Renewal District
Description: Construct 9 space surface parking lot and dumpster enclosure to serve the mixed use building at 88 Elm Street.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan review underway.

File #: SP-32-17-18
Location: [426-430 South Avenue](#), SE Quad, 14620
Zoning District: Center City District-Riverfront (CCD-R)
Description: Demolish rear building on site, a designated building of historic value (DBHV). Space will be topsoil and seeded in short term. Plan is to create outdoor seating area to serve restaurant use in front building.
Contact Person: Chris Snyder, christopher.snyder@cityofrochester.gov, 585-428-6510
Notes: Site Plan review underway. REC recommended Pos Dec based on current proposal. Applicant requested a pause in the project.

File #: SP-33-17-18
Location: [872 and 886 Hudson Avenue](#), NE Quad, 14621
Zoning District: Neighborhood Center (C1)
Description: Convert vacant industrial building into mixed use development (225 sf office and 22 apartments). Site improvements include landscaping, sidewalks, and 18 space surface parking lot with one way access from Hudson and one way exit to Avenue D.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan review underway.

File #: SP-16-17-18
Address: [1875 Dewey Avenue](#), NW Quad, 14615
Zoning District: Regional Center (C3)
Description: Establish vehicle sales and repair. Construct 360 sf office for vehicle sales. Future phase: construct 1,800 sf 4 bay garage for vehicle repair.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan findings issued 7-6-2018. Scheduled for 8-23-2018 ZBA.

File #: SP-33-16-17
Location: [645 Norris Drive](#), SE Quad, 14610
Zoning District: High Density Residential (R3)
Description: Redevelop existing multifamily residential complex in three phases. Final project build out includes demolition of existing buildings with 60 dwelling units (approximately 31,500 square feet) and construction of two 3-story buildings with 37 apartments in each, and three 2-story buildings with 8 townhouse style apartments in each. The final project will have five buildings with 98 total dwelling units (approximately 111,000 square feet). Project also includes site, landscaping, and parking improvements.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan approval issued 8-13-2018.

File #: SP-24-16-17
Location: [1535 Hudson Avenue](#) and 611 East Ridge Road, NE Quad, 14621
Zoning District: Regional Center (C3)
Description: Demolish existing 6,700 square foot vacant building and construct new 14,000 square foot vehicle service operation and convenience store, gas sales, and queuing and prep area for existing car wash at 611 East Ridge (Town of Irondequoit). Project includes associated parking and landscaping improvements. Requires 239m review by Monroe County due to location within 500 feet of a municipal border.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan approval pending; applicant has submitted revised drawings.

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

1540-1550, 1560 Lake Avenue, C3. Construct 2 story, 18,000 sf RPD station and NWNSC office with 160 space surface parking lot.

26 Broadway, 52 Broadway, et al. CCD-E. Construct a 6-story addition to the existing 4-story hotel building. The addition will contain 66 new hotel rooms, 18 dwelling units, a bar, restaurant, banquet hall and indoor parking. At project completion there will be 129 parking spaces utilizing both surface and garage spaces. The addition will be accessed from two existing and two proposed curb cuts on Broadway Avenue. Inn on Broadway valet drivers will access the underground parking garage via Ajax Alley only.

SITE PLAN REVIEW AGENDA

Tuesday, August 21, 2018

NEW SITE PLAN REVIEW APPLICATIONS

File #: SP-03-18-19
Applicant: Robert Fallone (Inn on Broadway LLC)
Location: [26 and 52 Broadway](#), et al., SW Quad, 14607
Zoning District: Center City District-East End (CCD-E)
Description: Construct a 6-story, 186,000 sf (144,000 sf habitable, 42,000 sf parking) addition to the existing 4-story hotel building. The addition will contain 66 new hotel rooms, 18 dwelling units, a bar, restaurant, banquet hall and indoor parking. At project completion there will be 129 parking spaces utilizing both surface and garage spaces. The addition will be accessed from two existing and two proposed curb cuts on Broadway. Valet drivers will access the underground parking garage via Ajax Alley only.

Requirement
Site Plan Review: [120-65D](#): Applications not meeting the design criteria shall require site plan approval
[120-191D\(3\)\(a\)\[10\]](#): Projects involving a site listed on the State or National Register of Historic Places. 26 Broadway is listed on the State and National Registers.
[120-191D\(3\)\(c\)\[1\]](#): All Type 1 actions as identified in Section [48-4](#) of the City Code
[120-191D\(3\)\(c\)\[2\]](#): Applications in the CCD that include major deviations from the design criteria.

Site Plan Type: Major
Enforcement: No
SEQR: Type 1: 6 CRR-NY 617.4(b)(9), any Unlisted action occurring substantially contiguous to any district that is listed on the State and National Registers of Historic Places. 26 Broadway is listed.
Contact Person: Tim Raymond, tim.raymond@cityofrochester.gov, 585-428-7770

Please note: Comments from city departments and county, regional, or state agencies are due within three weeks of a new site plan being introduced. Comments must be provided in writing (email is encouraged) to Tim Raymond by September 11, 2018.

File #: SP-04-18-19
Applicant: Lillian Forte (City of Rochester Architectural Services)
Location: 1540-1550 and 1560 Lake Avenue, NW Quad, 14615
Zoning District: Regional Destination Center (C3)
Description: Construct a two story, 18,000 sf Rochester Police Department station and Northwest Neighborhood Service Center office with a 160 space surface parking lot.

Requirement
Site Plan Review: [120-191D\(3\)\(a\)\[9\]](#): New construction on a vacant parcel of one acre or

Site Plan Type: more
Enforcement: Minor
SEQR: No
Contact Person: Unlisted
Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761

Please note: Comments from city departments and county, regional, or state agencies are due within three weeks of a new site plan being introduced. Comments must be provided in writing (email is encouraged) to Jason Haremza by September 11, 2018.

SITE PLAN REVIEW PROJECT UPDATES:

File #: SP-30-17-18
Location: [240 Boxart Street](#), NW Quad, 14612
Zoning District: Industrial (M1)
Description: Construct 172 unit self-storage facility with office.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Applicant has proposed alternate screening. Site Plan approval pending.

File #: SP-28-17-18
Location: [1010 East Avenue](#), SE Quad, 14607
Zoning District: High Density Residential (R3)
Description: Construct 3 story (2 story + basement), 1,400 sf addition to existing parish house for Asbury Methodist Church. Includes reconfiguration of rear entry terrace and parking area.
Contact Person: Chris Snyder, christopher.snyder@cityofrochester.gov, 585-428-6510
Notes: Site Plan findings issued 5-29-2018. C of A request to be scheduled.

File #: SP-25-17-18
Location: [419 Thurston Road](#), SW Quad, 14619
Zoning District: Low Density Residential (R1)
Description: Change use of existing nonconforming building from one nonconforming use (vehicle repair, vacant) to another (retail), with site and landscaping improvements.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Special permit request approved at 7-9-2018 CPC. Site Plan approval pending.

File #: SP-14-17-18
Address: [59 Sullivan Street](#) et al., 14605
Zoning District: Medium Density Residential (R2)
Description: Rezone approximately 33 acres from R1 and C2 to R2.

Construct six new single family homes and 32 new two family homes across multiple sites in the area generally bounded by Rauber, Joseph, Clifford, Clinton, plus Kappel Place. Construct a 14 unit multifamily dwelling at 51 and 59 Sullivan, 50 O'Brien. The project components will

utilize 45 existing vacant parcels that will be resubdivided in 34 new parcels.

Change use of a charter school at 938 Clifford to an 18 unit multifamily dwelling. Establish a community center at 200 and 208-214 Clifford and adjust property line.

The one and two family homes include standard residential driveways, the new multifamily dwelling includes a 20 space surface parking lot. The conversion of 938 Clifford includes an existing eight space parking lot at 946 Clifford.

Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan review on hold; applicant revising project.

File #: **SP-38-16-17**
Address: [625 South Goodman Street](#), 14607
Zoning District: Community Center (C2)
Description: Construct a 4 story, 117,040sf, 100 dwelling unit multifamily building including a 69 space surface parking lot, 28 space first floor parking garage, and associated site improvements. Applicant is also proposing improvements within the public right-of-way of Uhlen Place and Karges Place.

Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: ZBA granted variances 12-21-2017. Consulted with NYSDOT 4-30-2018. Site Plan approval pending resolution of proposed Uhlen/Karges improvements.

File #: **SP-02-17-18**
Address: [1 and 15 Manhattan Square Drive](#), 47 and 55 Savannah Street, Inner Loop Development Sites 4 and 5, 14607
Zoning District: Center City District, Base (CCD-B)
Description: Redevelop an 18.18 acre site (multiple parcels) in the southeast portion of Rochester's Center City into a mixed use neighborhood. 2.96 acres are a portion of the former Inner Loop Expressway, 1.67 acres are two parcels owned by the Rochester Urban Renewal Agency (RURA), 13.55 acres are a portion of the existing Strong Museum site.

Construct 8 new buildings including:

- 310,000 sf, 5 story parking structure containing 1,200 spaces
- 100,000 sf, 3 story museum expansion
- 117,800 sf, 5 story, 175 room hotel
- 57,600 sf, 4 story, residential building (Building A)
- 65,200 sf, 4 story, mixed use building (Building B)
- 6,500 sf, 1 story, retail building (Building C)
- 96,100 sf, 4 story, mixed use building (Building D)
- 109,600 sf, 4½ story, residential building (Building E)

Amongst the five residential, retail, and mixed use buildings, there will be approximately 250 dwelling units and 18,000 square feet of retail space.

The new development will have two new dedicated streets and one new private street:

- Adventure Street, public (connecting Manhattan Square Drive and South Union Street. Street will be two 11' travel lanes, two 8' on-street parking lanes, for a total of 38' wide, curb to curb)
- New Street B, public (connecting Savannah Street and Adventure Street, Street will be two 13' travel lanes, one 8' on-street parking lane, for a total of 34' wide, curb to curb)
- New Street A, private (connecting Howell Street and Adventure Street. Street will be two 13' travel lanes, for a total of 26' wide curb to curb)

Contact Person:

Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761

Notes:

Site Plan approval with conditions issued for overall concept 6-1-2018. Museum parking structure approved, Howell Street driveway design being finalized. Revised design for Building E and concept design for hotel reviewed by PRC 8-14-2018. Individual project components will be subject to further review as they are submitted. If the components (e.g. hotel, mixed use, residential) fall within the parameters established by this Site Plan Approval, they will not be subject to additional Site Plan Review.

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

None

SITE PLAN REVIEW AGENDA

Tuesday, August 28, 2018

NEW SITE PLAN REVIEW APPLICATIONS

None

SITE PLAN REVIEW PROJECT UPDATES:

File #: SP-02-18-19
Location: [1850-1900 South Avenue](#), SW Quad, 14620
Zoning District: IPD (Institutional Planned Development; proposed to be rezoned to new Planned Development #20 Pediatric and Family Service District)
Description: Rezone 15 +/- acres from IPD to PD #20. The new PD will facilitate construction of a 30,500 sf, single story, Golisano Autism Center, a 37,000 sf, two story, URMIC Pediatric Behavioral Health and Wellness building, and a 305 space surface parking lot. The existing two story brick building at the corner of South Avenue and Science Parkway will remain.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan review in progress. ZMA requires recommendation by CPC and decision by City Council.

Please note: Comments from city departments and county, regional, or state agencies are due within three weeks of a new site plan being introduced. Comments must be provided in writing (email is encouraged) to Tom Kicior by August 28, 2018.

File #: SP-31-17-18
Location: [115 South Avenue](#), SW Quad, 14604
Zoning District: Center City District-Riverfront (CCD-R)
Description: Repair and reconstruct elevated north terrace adjacent to the Rundel Library building. Work includes repair and replacement of deteriorated structural deck and support framing, and installation of new landscape features including a cantilevered observation deck over the Genesee River.
Contact Person: Tim Raymond, tim.raymond@cityofrochester.gov, 585-428-7770
Notes: Site Plan review in progress. Reviewed by REC 5-17-2018. Received conceptual approval from RPB.

File #: SP-23-17-18
Address: [230-250 Alexander Street](#), 14607
Zoning District: Community Center (C-2)
Description: Redevelop a 7.4 acre vacant site (former hospital) into a mixed use development.

Construct 8 new buildings:

- Building A, an 49,632 SF, 4 story mixed use (retail and residential) building
- Building B, an 39,600 SF, 4 story mixed use (retail and residential) building
- Building C, an 30,624 SF, 4 story residential building
- Building D, an 40,600 SF, 4 story residential building
- Building E, an 39,024 SF, 4 story residential building (micro-units).
- Building F, an 19,200 SF, 1 story retail (health club) building
- Building G, a 3 story parking garage containing 235+/- spaces
- Building H (Mindex), an 71,552 SF, 4 story mixed use (office and residential) building

Amongst the seven residential, retail, and mixed use buildings, there will be approximately 250 dwelling units and 16,573 SF square feet of retail space.

The new development will have two new private streets:

- New Street A (East-West Road), (connecting Alexander Street and Averill Avenue) will be two 13' travel lanes, one 8' on-street parking lane, for a total of 34' wide, curb to curb
- New Street B, (North-South Road) (connecting New Street A and Tracy Street) will be two 10' travel lanes, two 8' on-street parking lane, for a total of 36' wide, curb to curb

Subdivide one parcel into three parcels.

Contact Person:
Notes:

Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
ZBA approved setback and transparency variance requests 2-22-2018.
Outstanding site plan issues being resolved with DES. Site prep and foundation permit issued for the Mindex Building. Site Plan approval pending.

File #:
Address:
Zoning District:
Description:

SP-17-17-18
[19 Sunshine Street](#), 14621
Industrial (M-1)
Expand existing junkyard to 75 vehicles. Construct 900 sf building for vehicle dismantling.

Contact Person:
Notes:

Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Site Plan review in progress.

File #:
Address:
Zoning District:
Description:

SP-20-17-18
[700 Hollenbeck Street](#), 14621
Community Center (C-2)
Establish outdoor storage and multiple uses in seven buildings on 2.65

acre site. Vehicle repair in Building #5, light industrial (wood working) in Building #1, and storage in Buildings #2, #3, #4, #6, and #7.

Contact Person:

Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761

Notes:

Site Plan findings issued 6-1-2018. Applicant working on submitting NYS Building Code compliance review.

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

185 University Avenue, CCD-M. Legalize a 61 space surface parking lot.

SITE PLAN REVIEW AGENDA

Tuesday, September 11, 2018

NEW SITE PLAN REVIEW APPLICATIONS

File #: SP-06-18-19
Applicant: Mike Zanghi (Highland Hospital)
Location: [1000 South Avenue](#), SE Quad, 14620
Zoning District: Institutional Planned Development (IPD) #8 proposed to be rezoned to new Planned Development (PD) #17 Highland Hospital.
Description: Rezone 15 +/- acres from IPD to PD #20. The new PD will facilitate construction of a 68,000 sf, seven story infill building to allow the hospital to convert from semi-private to private rooms. There will be no increase in the number of beds.
Requirement for Site Plan Review: [120-126A\(4\)](#): The development concept plan for proposed planned developments shall be subject to site plan review.
[120-191D\(3\)\(c\)\[3\]](#): All development concept plan approvals or amendments for planned development districts.
Site Plan Type: Major
Enforcement: No
SEQR: Type 1 (6 CRR-NY 617.4(9)) Any Unlisted action occurring substantially contiguous to any site that is listed on the National Register of Historic Places. Highland Park is on the National Register.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762

Please note: Comments from city departments and county, regional, or state agencies are due within three weeks of a new site plan being introduced. Comments must be provided in writing (email is encouraged) to Tom Kicior by October 2, 2018.

File #: SP-07-18-19
Applicant: Jenifer Higgins (Home Leasing, LLC)
Location: [275 East Avenue](#), SW Quad, 14607
Zoning District: Center City District-East End (CCD-E)
Description: Construct a 4-story, 78,000 sf mixed use building. The building will contain 66 (+/-) dwelling units and 5,000-11,000 sf of ground floor retail/office space. Project includes 20 surface parking spaces behind the building.
Requirement for Site Plan Review: [120-65D](#): Applications not meeting the design criteria shall require site plan approval
[120-191D\(3\)\(a\)\[2\]](#): Applications in the CCD that include minor deviations from the design criteria.
Site Plan Type: Minor
Enforcement: No
SEQR: Type 1. *Note: SEQR review was completed as part of the Inner Loop*

Transformation Project. The proposed development at 275 East Avenue falls within the parameters of the Negative Declaration issued for the Inner Loop Transformation Project, December 23, 2013.

Contact Person: Tim Raymond, tim.raymond@cityofrochester.gov, 585-428-7770

Please note: Comments from city departments and county, regional, or state agencies are due within three weeks of a new site plan being introduced. Comments must be provided in writing (email is encouraged) to Tim Raymond by October 2, 2018.

SITE PLAN REVIEW PROJECT UPDATES:

File #: SP-03-18-19
Location: [26 and 52 Broadway](#), et al., SW Quad, 14607
Zoning District: Center City District-East End (CCD-E)
Description: Construct a 6-story, 186,000 sf (144,000 sf habitable, 42,000 sf parking) addition to the existing 4-story hotel building. The addition will contain 66 new hotel rooms, 18 dwelling units, a bar, restaurant, banquet hall and indoor parking. At project completion there will be 129 parking spaces utilizing both surface and garage spaces. The addition will be accessed from two existing and two proposed curb cuts on Broadway. Valet drivers will access the underground parking garage via Ajax Alley only.
Contact Person: Tim Raymond, tim.raymond@cityofrochester.gov, 585-428-7770

Please note: Comments from city departments and county, regional, or state agencies are due within three weeks of a new site plan being introduced. Comments must be provided in writing (email is encouraged) to Tim Raymond by September 11, 2018.

File #: SP-04-18-19
Location: 1540-1550 and 1560 Lake Avenue, NW Quad, 14615
Zoning District: Regional Destination Center (C3)
Description: Construct a two story, 18,000 sf Rochester Police Department station and Northwest Neighborhood Service Center office with a 160 space surface parking lot.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761

Please note: Comments from city departments and county, regional, or state agencies are due within three weeks of a new site plan being introduced. Comments must be provided in writing (email is encouraged) to Jason Haremza by September 11, 2018.

File #: SP-30-17-18
Location: [240 Boxart Street](#), NW Quad, 14612
Zoning District: Industrial (M1)
Description: Construct 172 unit self-storage facility with office.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Applicant has proposed alternate screening. Site Plan approval pending.

File #: SP-28-17-18

Location: [1010 East Avenue](#), SE Quad, 14607
Zoning District: High Density Residential (R3)
Description: Construct 3 story (2 story + basement), 1,400 sf addition to existing parish house for Asbury Methodist Church. Includes reconfiguration of rear entry terrace and parking area.
Contact Person: Chris Snyder, christopher.snyder@cityofrochester.gov, 585-428-6510
Notes: Site Plan findings issued 5-29-2018. C of A request to be scheduled.

File #: **SP-25-17-18**
Location: [419 Thurston Road](#), SW Quad, 14619
Zoning District: Low Density Residential (R1)
Description: Change use of existing nonconforming building from one nonconforming use (vehicle repair, vacant) to another (retail), with site and landscaping improvements.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan approval issued 8-20-2018

File #: **SP-14-17-18**
Address: [59 Sullivan Street](#) et al., 14605
Zoning District: Medium Density Residential (R2)
Description: Rezone approximately 33 acres from R1 and C2 to R2.

Construct six new single family homes and 32 new two family homes across multiple sites in the area generally bounded by Rauber, Joseph, Clifford, Clinton, plus Kappel Place. Construct a 14 unit multifamily dwelling at 51 and 59 Sullivan, 50 O'Brien. The project components will utilize 45 existing vacant parcels that will be resubdivided in 34 new parcels.

Change use of a charter school at 938 Clifford to an 18 unit multifamily dwelling. Establish a community center at 200 and 208-214 Clifford and adjust property line.

The one and two family homes include standard residential driveways, the new multifamily dwelling includes a 20 space surface parking lot. The conversion of 938 Clifford includes an existing eight space parking lot at 946 Clifford.

Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan review on hold; applicant revising project.

File #: **SP-38-16-17**
Address: [625 South Goodman Street](#), 14607
Zoning District: Community Center (C2)
Description: Construct a 4 story, 117,040sf, 100 dwelling unit multifamily building including a 69 space surface parking lot, 28 space first floor parking garage, and associated site improvements. Applicant is also proposing improvements within the public right-of-way of Uhlen Place and Karges

Contact Person: Place.
Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: ZBA granted variances 12-21-2017. Consulted with NYSDOT 4-30-2018.
Site Plan approval pending resolution of proposed Uhlen/Karges improvements.

File #: **SP-02-17-18**
Address: [1 and 15 Manhattan Square Drive](#), 47 and 55 Savannah Street, Inner Loop Development Sites 4 and 5, 14607
Zoning District: Center City District, Base (CCD-B)
Description: Redevelop an 18.18 acre site (multiple parcels) in the southeast portion of Rochester's Center City into a mixed use neighborhood. *See contact person for full project description or questions.*

Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan approval with conditions issued for overall neighborhood concept and layout 6-1-2018. Individual project components will be subject to further review as they are submitted. If the components (e.g. hotel, mixed use, residential) fall within the parameters established by the 6-1-2018 approval, they will not be subject to additional Site Plan Review.

Project components currently being reviewed by the Zoning Office are Building E and the hotel.

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

None

SITE PLAN REVIEW AGENDA

Tuesday, September 18, 2018

NEW SITE PLAN REVIEW APPLICATIONS

None

SITE PLAN REVIEW PROJECT UPDATES:

File #: SP-02-18-19
Location: [1850-1900 South Avenue](#), SW Quad, 14620
Zoning District: IPD (Institutional Planned Development; proposed to be rezoned to new Planned Development #20 Pediatric and Family Service District)
Description: Rezone 15 +/- acres from IPD to PD #20. The new PD will facilitate construction of a 30,500 sf, single story, Golisano Autism Center, a 37,000 sf, two story, URMIC Pediatric Behavioral Health and Wellness building, and a 305 space surface parking lot. The existing two story brick building at the corner of South Avenue and Science Parkway will remain.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan review in progress. Project held by CPC 9-10-2018.

File #: SP-31-17-18
Location: [115 South Avenue](#), SW Quad, 14604
Zoning District: Center City District-Riverfront (CCD-R)
Description: Repair and reconstruct elevated north terrace adjacent to the Rundel Library building. Work includes repair and replacement of deteriorated structural deck and support framing, and installation of new landscape features including a cantilevered observation deck over the Genesee River.
Contact Person: Tim Raymond, tim.raymond@cityofrochester.gov, 585-428-7770
Notes: Site Plan review in progress. Project to be scheduled for RPB approval.

File #: SP-23-17-18
Address: [230-250 Alexander Street](#), 14607
Zoning District: Community Center (C-2)
Description: Redevelop a 7.4 acre vacant site (former hospital) into a mixed use development.

Construct 8 new buildings:

- Building A, an 49,632 SF, 4 story mixed use (retail and residential) building
- Building B, an 39,600 SF, 4 story mixed use (retail and residential) building
- Building C, an 30,624 SF, 4 story residential building
- Building D, an 40,600 SF, 4 story residential building

- Building E, an 39,024 SF, 4 story residential building (micro-units).
- Building F, an 19,200 SF, 1 story retail (health club) building
- Building G, a 3 story parking garage containing 235+/- spaces
- Building H (Mindex), an 71,552 SF, 4 story mixed use (office and residential) building

Amongst the seven residential, retail, and mixed use buildings, there will be approximately 250 dwelling units and 16,573 SF square feet of retail space.

The new development will have two new private streets:

- New Street A (East-West Road), (connecting Alexander Street and Averill Avenue) will be two 13' travel lanes, one 8' on-street parking lane, for a total of 34' wide, curb to curb
- New Street B, (North-South Road) (connecting New Street A and Tracy Street) will be two 10' travel lanes, two 8' on-street parking lane, for a total of 36' wide, curb to curb

Subdivide one parcel into three parcels.

Contact Person:
Notes:

Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Site Plan approval pending.

File #:
Address:
Zoning District:
Description:

SP-17-17-18
[19 Sunshine Street](#), 14621
Industrial (M-1)
Expand existing junkyard to 75 vehicles. Construct 900 sf building for vehicle dismantling.

Contact Person:
Notes:

Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Site Plan review in progress.

File #:
Address:
Zoning District:
Description:

SP-20-17-18
[700 Hollenbeck Street](#), 14621
Community Center (C-2)
Establish outdoor storage and multiple uses in seven buildings on 2.65 acre site. Vehicle repair in Building #5, light industrial (wood working) in Building #1, and storage in Buildings #2, #3, #4, #6, and #7.

Contact Person:
Notes:

Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Site Plan findings issued 6-1-2018. Applicant working on submitting NYS Building Code compliance review.

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

None

SITE PLAN REVIEW AGENDA

Tuesday, September 25, 2018

NEW SITE PLAN REVIEW APPLICATIONS

None

SITE PLAN REVIEW PROJECT UPDATES:

File #: SP-05-18-19
Location: [185 University Avenue](#), SW Quad, 14605
Zoning District: Center City District-Main (CCD-M)
Description: Legalize a 61 space parking lot.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Reviewed by PRC 9-12-2018; REC 9-20-2018 cancelled. Site plan approval with conditions pending.

Please note: Comments from city departments and county, regional, or state agencies are due within three weeks of a new site plan being introduced. Comments must be provided in writing (email is encouraged) to Jason Haremza by September 25, 2018.

File #: SP-34-17-18
Location: [89-95 Elm Street](#), SW Quad, 14604
Zoning District: Center City District-Tower (CCD-T)/Midtown Urban Renewal District
Description: Construct 9 space surface parking lot and dumpster enclosure to serve the mixed use building at 88 Elm Street.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan review underway.

File #: SP-32-17-18
Location: [426-430 South Avenue](#), SE Quad, 14620
Zoning District: Center City District-Riverfront (CCD-R)
Description: Demolish rear building on site, a designated building of historic value (DBHV). Space will be topsoil and seeded in short term. Plan is to create outdoor seating area to serve restaurant use in front building.
Contact Person: Chris Snyder, christopher.snyder@cityofrochester.gov, 585-428-6510
Notes: Site Plan review underway. REC recommended Pos Dec based on current proposal. Applicant has submitted plans to re-use materials from house to be demolished.

File #: SP-33-17-18
Location: [872 and 886 Hudson Avenue](#), NE Quad, 14621
Zoning District: Neighborhood Center (C1)
Description: Convert vacant industrial building into mixed use development (225 sf office and 22 apartments). Site improvements include landscaping, sidewalks, and 18 space surface parking lot with one way access from

Contact Person: Hudson and one way exit to Avenue D.
Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan review underway.

File #: **SP-24-16-17**
Location: [1535 Hudson Avenue](#) and 611 East Ridge Road, NE Quad, 14621
Zoning District: Regional Center (C3)
Description: Demolish existing 6,700 square foot vacant building and construct new 14,000 square foot vehicle service operation and convenience store, gas sales, and queuing and prep area for existing car wash at 611 East Ridge (Town of Irondequoit). Project includes associated parking and landscaping improvements. Requires 239m review by Monroe County due to location within 500 feet of a municipal border.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan approval pending; applicant has submitted revised drawings.

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

None

SITE PLAN REVIEW AGENDA

Tuesday, October 2, 2018

NEW SITE PLAN REVIEW APPLICATIONS

File #: SP-08-18-19
Applicant: Bruce Barnes (George Eastman Museum)
Location: [900 East Avenue](#), SE Quad, 14607
Zoning District: PD #14
Description: Construct 1,370 sf (+/-) single story addition to the west side of existing museum. The addition will serve as the new main entrance. Project includes minor pavement and landscaping improvements to existing parking lot.

Requirement for Site Plan Review: [120-191D\(3\)\(a\)\[10\]](#): Projects involving or abutting a designated landmark or those involving or abutting a site listed or eligible for listing on the State or National Register of Historic Places. The George Eastman House is listed on the State and National Registers.

Site Plan Type: Minor
Enforcement: No
SEQR: Type 2 (6 CRR-NY 617.5(c)(7))
Contact Person: Chris Snyder, christopher.snyder@cityofrochester.gov, 585-428-6510

Please note: Comments from city departments and county, regional, or state agencies are due within three weeks of a new site plan being introduced. Comments must be provided in writing (email is encouraged) to Chris Snyder by October 23, 2018.

SITE PLAN REVIEW PROJECT UPDATES:

File #: SP-07-18-19
Location: [275 East Avenue](#), SW Quad, 14607
Zoning District: Center City District-East End (CCD-E)
Description: Construct a 4-story, 78,000 sf mixed use building. The building will contain 66 (+/-) dwelling units and 5,000-11,000 sf of ground floor retail/office space. Project includes 20 surface parking spaces behind the building.
Contact Person: Tim Raymond, tim.raymond@cityofrochester.gov, 585-428-7770

Please note: Comments from city departments and county, regional, or state agencies are due within three weeks of a new site plan being introduced. Comments must be provided in writing (email is encouraged) to Tim Raymond by October 2, 2018.

File #: SP-03-18-19
Location: [26 and 52 Broadway](#), et al., SW Quad, 14607
Zoning District: Center City District-East End (CCD-E)
Description: Construct a 6-story, 186,000 sf (144,000 sf habitable, 42,000 sf parking)

addition to the existing 4-story hotel building. The addition will contain 66 new hotel rooms, 18 dwelling units, a bar, restaurant, banquet hall and indoor parking. At project completion there will be 129 parking spaces utilizing both surface and garage spaces. The addition will be accessed from two existing and two proposed curb cuts on Broadway. Valet drivers will access the underground parking garage via Ajax Alley only.

Contact Person: Tim Raymond, tim.raymond@cityofrochester.gov, 585-428-7770

File #: **SP-04-18-19**
Location: 1540-1550 and 1560 Lake Avenue, NW Quad, 14615
Zoning District: Regional Destination Center (C3)
Description: Construct a two story, 18,000 sf Rochester Police Department station and Northwest Neighborhood Service Center office with a 160 space surface parking lot.

Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761

File #: **SP-30-17-18**
Location: [240 Boxart Street](#), NW Quad, 14612
Zoning District: Industrial (M1)
Description: Construct 172 unit self-storage facility with office.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Applicant has submitted revised drawings showing landscaped set back. Site Plan approval pending.

File #: **SP-28-17-18**
Location: [1010 East Avenue](#), SE Quad, 14607
Zoning District: High Density Residential (R3)
Description: Construct 3 story (2 story + basement), 1,400 sf addition to existing parish house for Asbury Methodist Church. Includes reconfiguration of rear entry terrace and parking area.
Contact Person: Chris Snyder, christopher.snyder@cityofrochester.gov, 585-428-6510
Notes: Site Plan findings issued 5-29-2018. C of A approved by RPB 9-5-2018. Site Plan approval pending.

File #: **SP-14-17-18**
Address: [59 Sullivan Street](#) et al., 14605
Zoning District: Medium Density Residential (R2)
Description: Rezone approximately 33 acres from R1 and C2 to R2.

Construct six new single family homes and 32 new two family homes across multiple sites in the area generally bounded by Rauber, Joseph, Clifford, Clinton, plus Kappel Place. Construct a 14 unit multifamily dwelling at 51 and 59 Sullivan, 50 O'Brien. The project components will utilize 45 existing vacant parcels that will be resubdivided in 34 new parcels.

Change use of a charter school at 938 Clifford to an 18 unit multifamily

dwelling. Establish a community center at 200 and 208-214 Clifford and adjust property line.

The one and two family homes include standard residential driveways, the new multifamily dwelling includes a 20 space surface parking lot. The conversion of 938 Clifford includes an existing eight space parking lot at 946 Clifford.

Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan review on hold; applicant revising project.

File #: **SP-38-16-17**
Address: [625 South Goodman Street](#), 14607
Zoning District: Community Center (C2)
Description: Construct a 4 story, 117,040sf, 100 dwelling unit multifamily building including a 69 space surface parking lot, 28 space first floor parking garage, and associated site improvements. Applicant is also proposing improvements within the public right-of-way of Uhlen Place and Karges Place.

Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: ZBA granted variances 12-21-2017. Consulted with NYSDOT 4-30-2018. Site Plan approval pending resolution of proposed Uhlen/Karges improvements.

File #: **SP-02-17-18**
Address: [1 and 15 Manhattan Square Drive](#), 47 and 55 Savannah Street, Inner Loop Development Sites 4 and 5, 14607
Zoning District: Center City District, Base (CCD-B)
Description: Redevelop an 18.18 acre site (multiple parcels) in the southeast portion of Rochester's Center City into a mixed use neighborhood. *See contact person for full project description or questions.*

Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan approval with conditions issued for overall neighborhood concept and layout 6-1-2018. Individual project components will be subject to further review as they are submitted. If the components (e.g. hotel, mixed use, residential) fall within the parameters established by the 6-1-2018 approval, they will not be subject to additional Site Plan Review.

Project components currently being reviewed by the Zoning Office are Building E and the hotel.

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

None

SITE PLAN REVIEW AGENDA

Tuesday, October 9, 2018

NEW SITE PLAN REVIEW APPLICATIONS

None

SITE PLAN REVIEW PROJECT UPDATES:

File #: SP-02-18-19
Location: [1850-1900 South Avenue](#), SW Quad, 14620
Zoning District: IPD (Institutional Planned Development; proposed to be rezoned to new Planned Development #20 Pediatric and Family Service District)
Description: Rezone 15 +/- acres from IPD to PD #20. The new PD will facilitate construction of a 30,500 sf, single story, Golisano Autism Center, a 37,000 sf, two story, URMC Pediatric Behavioral Health and Wellness building, and a 305 space surface parking lot. The existing two story brick building at the corner of South Avenue and Science Parkway will remain.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan review in progress. Project held by CPC 9-10-2018, will return to CPC 10-15-2018.

File #: SP-31-17-18
Location: [115 South Avenue](#), SW Quad, 14604
Zoning District: Center City District-Riverfront (CCD-R)
Description: Repair and reconstruct elevated north terrace adjacent to the Rundel Library building. Work includes repair and replacement of deteriorated structural deck and support framing, and installation of new landscape features including a cantilevered observation deck over the Genesee River.
Contact Person: Tim Raymond, tim.raymond@cityofrochester.gov, 585-428-7770
Notes: Site Plan review in progress. Project to be scheduled for RPB approval.

File #: SP-23-17-18
Address: [230-250 Alexander Street](#), 14607
Zoning District: Community Center (C-2)
Description: Redevelop a 7.4 acre vacant site (former hospital) into a mixed use development.

Construct 8 new buildings:

- Building A, an 49,632 SF, 4 story mixed use (retail and residential) building
- Building B, an 39,600 SF, 4 story mixed use (retail and residential) building
- Building C, an 30,624 SF, 4 story residential building

- Building D, an 40,600 SF, 4 story residential building
- Building E, an 39,024 SF, 4 story residential building (micro-units).
- Building F, an 19,200 SF, 1 story retail (health club) building
- Building G, a 3 story parking garage containing 235+/- spaces
- Building H (Mindex), an 71,552 SF, 4 story mixed use (office and residential) building

Amongst the seven residential, retail, and mixed use buildings, there will be approximately 250 dwelling units and 16,573 SF square feet of retail space.

The new development will have two new private streets:

- New Street A (East-West Road), (connecting Alexander Street and Averill Avenue) will be two 13' travel lanes, one 8' on-street parking lane, for a total of 34' wide, curb to curb
- New Street B, (North-South Road) (connecting New Street A and Tracy Street) will be two 10' travel lanes, two 8' on-street parking lane, for a total of 36' wide, curb to curb

Subdivide one parcel into three parcels.

Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan approval pending.

File #: **SP-17-17-18**
Address: [19 Sunshine Street](#), 14621
Zoning District: Industrial (M-1)
Description: Expand existing junkyard to 75 vehicles. Construct 900 sf building for vehicle dismantling.

Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan review in progress.

File #: **SP-20-17-18**
Address: [700 Hollenbeck Street](#), 14621
Zoning District: Community Center (C-2)
Description: Establish outdoor storage and multiple uses in seven buildings on 2.65 acre site. Vehicle repair in Building #5, light industrial (wood working) in Building #1, and storage in Buildings #2, #3, #4, #6, and #7.

Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan findings issued 6-1-2018. Applicant working on submitting NYS Building Code compliance review.

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

None

SITE PLAN REVIEW AGENDA

Tuesday, October 16, 2018

NEW SITE PLAN REVIEW APPLICATIONS

None

SITE PLAN REVIEW PROJECT UPDATES:

File #: SP-05-18-19
Location: [185 University Avenue](#), SW Quad, 14605
Zoning District: Center City District-Main (CCD-M)
Description: Legalize a 61 space parking lot.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site plan approval with conditions pending.

File #: SP-34-17-18
Location: [89-95 Elm Street](#), SW Quad, 14604
Zoning District: Center City District-Tower (CCD-T)/Midtown Urban Renewal District
Description: Construct 9 space surface parking lot and dumpster enclosure to serve the mixed use building at 88 Elm Street.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan review underway.

File #: SP-32-17-18
Location: [426-430 South Avenue](#), SE Quad, 14620
Zoning District: Center City District-Riverfront (CCD-R)
Description: Demolish rear building on site, a designated building of historic value (DBHV). Space will be topsoil and seeded in short term. Plan is to create outdoor seating area to serve restaurant use in front building.
Contact Person: Chris Snyder, christopher.snyder@cityofrochester.gov, 585-428-6510
Notes: Site Plan review underway. REC recommended Pos Dec based on current proposal. Applicant has submitted plans to re-use materials from house to be demolished.

File #: SP-33-17-18
Location: [872 and 886 Hudson Avenue](#), NE Quad, 14621
Zoning District: Neighborhood Center (C1)
Description: Convert vacant industrial building into mixed use development (225 sf office and 22 apartments). Site improvements include landscaping, sidewalks, and 18 space surface parking lot with one way access from Hudson and one way exit to Avenue D.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan review underway. Waiting for environmental management plan before SEQR determination can be issued.

File #: SP-24-16-17
Location: [1535 Hudson Avenue](#) and 611 East Ridge Road, NE Quad, 14621
Zoning District: Regional Center (C3)
Description: Demolish existing 6,700 square foot vacant building and construct new 14,000 square foot vehicle service operation and convenience store, gas sales, and queuing and prep area for existing car wash at 611 East Ridge (Town of Irondequoit). Project includes associated parking and landscaping improvements. Requires 239m review by Monroe County due to location within 500 feet of a municipal border.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site preparation permit issued; Site Plan approval pending.

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

655 South Goodman Street, C2. Legalize ancillary parking for Betlem Heating and Cooling.

SITE PLAN REVIEW AGENDA

Tuesday, October 30, 2018

NEW* SITE PLAN REVIEW APPLICATIONS

File #: SP-34-16-17 (*Site Plan Modification)
Applicant: David Christa (Christa Construction)
Address: [270 East Avenue](#)
Zoning District: Center City District-East End (CCD-E)
Description: Construct 3-5 story, 217,000 square foot, mixed use building with retail, office, 107 dwelling units, 5 live/work townhomes, and a 140 space parking garage.

Requirement for Site Plan Review: 120-65D: Applications not meeting the design criteria shall require site plan approval
120-70F(1)(c)[1]: Buildings shall be a maximum four stories in height
120-191D(3)(a)[2]: All new construction in the CCD that include minor deviations from the design criteria
120-191D(3)(c)[2]: Applications in the CCD that include major deviations from the design criteria

Site Plan Type: Major
Quadrant: SW
Enforcement: No
SEQR: Type 1 (Note: SEQR review for the Inner Loop East Transformation Project included future development parameters. This project falls within those parameters, and thus is covered by the Negative Declaration issued December 23, 2013).
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762

Please note: Comments from city departments and county, regional, or state agencies are due within three weeks of a new site plan being introduced. Comments must be provided in writing (email is encouraged) to Tom Kicior by November 20, 2018.

SITE PLAN REVIEW PROJECT UPDATES:

File #: SP-08-18-19
Location: [900 East Avenue](#), SE Quad, 14607
Zoning District: PD #14
Description: Construct 1,370 sf (+/-) single story addition to the west side of existing museum. The addition will serve as the new main entrance. Project includes minor pavement and landscaping improvements to existing parking lot.
Contact Person: Chris Snyder, christopher.snyder@cityofrochester.gov, 585-428-6510

File #: SP-07-18-19
Location: [275 East Avenue](#), SW Quad, 14607
Zoning District: Center City District-East End (CCD-E)
Description: Construct a 4-story, 78,000 sf mixed use building. The building will contain 66 (+/-) dwelling units and 5,000-11,000 sf of ground floor retail/office space. Project includes 20 surface parking spaces behind the building.
Contact Person: Tim Raymond, tim.raymond@cityofrochester.gov, 585-428-7770

File #: SP-03-18-19
Location: [26 and 52 Broadway](#), et al., SW Quad, 14607
Zoning District: Center City District-East End (CCD-E)
Description: Construct a 6-story, 186,000 sf (144,000 sf habitable, 42,000 sf parking) addition to the existing 4-story hotel building. The addition will contain 66 new hotel rooms, 18 dwelling units, a bar, restaurant, banquet hall and indoor parking. At project completion there will be 129 parking spaces utilizing both surface and garage spaces. The addition will be accessed from two existing and two proposed curb cuts on Broadway. Valet drivers will access the underground parking garage via Ajax Alley only.
Contact Person: Tim Raymond, tim.raymond@cityofrochester.gov, 585-428-7770

File #: SP-04-18-19
Location: [1540-1550 and 1560 Lake Avenue](#), NW Quad, 14615
Zoning District: Regional Destination Center (C3)
Description: Construct a two story, 18,000 sf Rochester Police Department station and Northwest Neighborhood Service Center office with a 160 space surface parking lot.
Contact Person: Zina Lagonegro, Zina.Lagonegro@cityofrochester.gov, 585-428-7054

File #: SP-30-17-18
Location: [240 Boxart Street](#), NW Quad, 14612
Zoning District: Industrial (M1)
Description: Construct 172 unit self-storage facility with office.
Contact Person: Mary Kerr, mary.kerr@cityofrochester.gov, 585-428-6590
Notes: Applicant is working on revisions to landscaping plan.

File #: SP-28-17-18
Location: [1010 East Avenue](#), SE Quad, 14607
Zoning District: High Density Residential (R3)
Description: Construct 3 story (2 story + basement), 1,400 sf addition to existing parish house for Asbury Methodist Church. Includes reconfiguration of rear entry terrace and parking area.
Contact Person: Chris Snyder, christopher.snyder@cityofrochester.gov, 585-428-6510
Notes: Site Plan findings issued 5-29-2018. C of A approved by RPB 9-5-2018. Site Plan approval pending.

File #: SP-14-17-18
Address: [59 Sullivan Street](#) et al., 14605
Zoning District: Medium Density Residential (R2)
Description: Construct five single family homes; 13 two family homes; 13 three unit multifamily buildings; one 16 unit multifamily building; and change use of an existing charter school to an 18 unit multifamily building (104 units total). The project also includes the creation of a public open space with a six space parking lot and the establishment of a community center at 200 and 208-214 Clifford Ave.

The project area is generally bounded by Rauber, Joseph, Clifford, Clinton, plus Kappel Place and includes the rezoning of approx. 33 acres from R-1 and C-2 to R2.

Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Applicant has submitted revised drawings.

File #: SP-38-16-17
Address: [625 South Goodman Street](#), 14607
Zoning District: Community Center (C2)
Description: Construct a 4 story, 117,040sf, 100 dwelling unit multifamily building including a 69 space surface parking lot, 28 space first floor parking garage, and associated site improvements. Applicant is also proposing improvements within the public right-of-way of Uhlen Place and Karges Place.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: ZBA granted variances 12-21-2017. Consulted with NYSDOT 4-30-2018. Site Plan Approved on Condition

File #: SP-02-17-18
Address: [1 and 15 Manhattan Square Drive](#), 47 and 55 Savannah Street, Inner Loop Development Sites 4 and 5, 14607
Zoning District: Center City District, Base (CCD-B)
Description: Redevelop an 18.18 acre site (multiple parcels) in the southeast portion of Rochester's Center City into a mixed use neighborhood. *See contact person for full project description or questions.*
Contact Person: Tom Kicior, tom.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan approval with conditions issued for overall neighborhood concept and layout 6-1-2018. Individual project components will be subject to further review as they are submitted. If the components (e.g. hotel, mixed use, residential) fall within the parameters established by the 6-1-2018 approval, they will not be subject to additional Site Plan Review.

Project components currently being reviewed by the Zoning Office are Building E and the hotel.

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

None

SITE PLAN REVIEW AGENDA

Tuesday, November 6, 2018

NEW SITE PLAN REVIEW APPLICATIONS

None

SITE PLAN REVIEW PROJECT UPDATES:

File #: SP-02-18-19
Location: [1850-1900 South Avenue](#), SW Quad, 14620
Zoning District: IPD (Institutional Planned Development; proposed to be rezoned to new Planned Development #20 Pediatric and Family Service District)
Description: Rezone 15 +/- acres from IPD to PD #20 and construct a 30,500 sf, single story, Golisano Autism Center, a 37,000 sf, two story, URMC Pediatric Behavioral Health and Wellness building, and a 305 space surface parking lot. The existing two story brick building at the corner of South Avenue and Science Parkway will remain.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan review in progress. CPC recommended approval 10-15-2018. City Council will vote 11-20-18.

File #: SP-31-17-18
Location: [115 South Avenue](#), SW Quad, 14604
Zoning District: Center City District-Riverfront (CCD-R)
Description: Repair and reconstruct elevated north terrace adjacent to the Rundel Library building. Work includes repair and replacement of deteriorated structural deck and support framing, and installation of new landscape features including a cantilevered observation deck over the Genesee River.
Contact Person: Tim Raymond, tim.raymond@cityofrochester.gov, 585-428-7770
Notes: Site Plan review in progress. Project to be scheduled for RPB approval.

File #: SP-23-17-18
Address: [230-250 Alexander Street](#), 14607
Zoning District: Community Center (C-2)
Description: Redevelop a 7.4 acre vacant site (former hospital) into a mixed use development.

Construct 8 new buildings:

- Building A, an 49,632 SF, 4 story mixed use (retail and residential) building
- Building B, an 39,600 SF, 4 story mixed use (retail and residential) building
- Building C, an 30,624 SF, 4 story residential building
- Building D, an 40,600 SF, 4 story residential building

- Building E, an 39,024 SF, 4 story residential building (micro-units).
- Building F, an 19,200 SF, 1 story retail (health club) building
- Building G, a 3 story parking garage containing 235+/- spaces
- Building H (Mindex), an 71,552 SF, 4 story mixed use (office and residential) building

Amongst the seven residential, retail, and mixed use buildings, there will be approximately 250 dwelling units and 16,573 SF square feet of retail space.

The new development will have two new private streets:

- New Street A (East-West Road), (connecting Alexander Street and Averill Avenue) will be two 13' travel lanes, one 8' on-street parking lane, for a total of 34' wide, curb to curb
- New Street B, (North-South Road) (connecting New Street A and Tracy Street) will be two 10' travel lanes, two 8' on-street parking lane, for a total of 36' wide, curb to curb

Subdivide one parcel into three parcels.

Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762

File #: **SP-17-17-18**
Address: [19 Sunshine Street](#), 14621
Zoning District: Industrial (M-1)
Description: Expand existing junkyard to 75 vehicles. Construct 900 sf building for vehicle dismantling.

Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan review in progress.

File #: **SP-20-17-18**
Address: [700 Hollenbeck Street](#), 14621
Zoning District: Community Center (C-2)
Description: Establish outdoor storage and multiple uses in seven buildings on 2.65 acre site. Vehicle repair in Building #5, light industrial (wood working) in Building #1, and storage in Buildings #2, #3, #4, #6, and #7.

Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan findings issued 6-1-2018. Applicant working on submitting NYS Building Code compliance review.

File #: **SP-11-17-18**
Address: [1187 Culver Road](#)
Zoning District: Community Center (C-2)
Description: Construct two story, 675 square foot, addition on west side of building, legalize front yard parking, and change use of second floor from dwelling

Contact Person: unit to office.
Jill Wiedrick, jill.wiedrick@cityofrochester.gov, 585-428-6914
Notes: Site Plan Approval pending.

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

None

SITE PLAN REVIEW AGENDA

Tuesday, November 13, 2018

NEW SITE PLAN REVIEW APPLICATIONS

File #: SP-9-17-18
Applicant: Dan Dwyer, Gibbs St. Development, Co
Address: [58 University Avenue](#)
Zoning District: Center City District-Grove Place (CCD-G)
Description: Construct a 5 story, 33,413sf, mixed use building with office, 29 units, resident amenity space, and 9 indoor parking spaces. Project includes demolition of existing bar/restaurant.

Requirement for Site Plan Review: 120-65D: Applications not meeting the design criteria shall require site plan approval
120-69H(1)(c)[1]: Buildings shall be a maximum three stories in height to a maximum of 36 feet
120-191D(3)(a)[2]: All new construction in the CCD that include minor deviations from the design criteria
120-191D(3)(c)[2]: Applications in the CCD that include major deviations from the design criteria

Site Plan Type: Major
Quadrant: SW
Enforcement: No
SEQR: Unlisted
Contact Person: Chris Snyder, Christopher.snyder@cityofrochester.gov, 585-428-6510

SITE PLAN REVIEW PROJECT UPDATES:

File #: SP-05-18-19
Location: [185 University Avenue](#), SW Quad, 14605
Zoning District: Center City District-Main (CCD-M)
Description: Legalize a 61 space parking lot.
Contact Person: Tim Raymond, tim.raymond@cityofrochester.gov, 585-428-7770
Notes: Waiting on revised drawings showing landscaping changes and submission of a parking demand analysis.

File #: SP-34-17-18
Location: [89-95 Elm Street](#), SW Quad, 14604
Zoning District: Center City District-Tower (CCD-T)/Midtown Urban Renewal District
Description: Construct 9 space surface parking lot and dumpster enclosure to serve the mixed use building at 88 Elm Street.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Waiting on revised drawings.

File #: SP-32-17-18
Location: [426-430 South Avenue](#), SE Quad, 14620
Zoning District: Center City District-Riverfront (CCD-R)
Description: Demolish rear building on site, a designated building of historic value (DBHV). Space will be topsoil and seeded in short term. Plan is to create outdoor seating area to serve restaurant use in front building.
Contact Person: Chris Snyder, christopher.snyder@cityofrochester.gov, 585-428-6510
Notes: Site Plan review underway. Demolition of rear historic house going to 11/14/18 ZBA hearing. Applicant proposes to re-use materials from the house as a mitigation action.

File #: SP-33-17-18
Location: [872 and 886 Hudson Avenue](#), NE Quad, 14621
Zoning District: Neighborhood Center (C1)
Description: Convert vacant industrial building into mixed use development (225 sf office and 22 apartments). Site improvements include landscaping, sidewalks, and 18 space surface parking lot with one way access from Hudson and one way exit to Avenue D.
Contact Person: Tim Raymond, tim.raymond@cityofrochester.gov, 585-428-7770
Notes: Site Plan review underway. Waiting for environmental management plan before SEQR determination can be issued.

File #: SP-24-16-17
Location: [1535 Hudson Avenue](#) and 611 East Ridge Road, NE Quad, 14621
Zoning District: Regional Center (C3)
Description: Demolish existing 6,700 square foot vacant building and construct new 14,000 square foot vehicle service operation and convenience store, gas sales, and queuing and prep area for existing car wash at 611 East Ridge (Town of Irondequoit). Project includes associated parking and landscaping improvements. Requires 239m review by Monroe County due to location within 500 feet of a municipal border.
Contact Person: Jill Wiedrick, jill.wiedrick@cityofrochester.gov, 585-428-6914
Notes: Site preparation permit issued; Site Plan approval pending.

File #: SP-06-17-18
Location: [55 Elton Street](#) (includes 33, 37, 41, 45, 51, 55 Elton Street and 11 Alma Place), SE Quad, 14607
Zoning District: Medium Density Residential (R2)
Description: Expand existing ancillary parking lot to 39 spaces and add ancillary refuse storage. Both parking and refuse storage serves 34 Elton Street.
Contact Person: Jill Wiedrick, jill.wiedrick@cityofrochester.gov, 585-428-6914
Notes: Site Plan approval pending.

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

None

SITE PLAN REVIEW AGENDA

Tuesday, November 27, 2018

NEW SITE PLAN REVIEW APPLICATIONS

File #: SP-10-18-19 ***(Deemed an incomplete application at this time)**
Applicant: 390 East CBM, LLC
Address: 390 East Ave
Zoning District: Center City District-East End (CCD-E)
Description: Construct a four story, 89,602sf, 126 room hotel with 33 underground parking spaces and 141 surface parking spaces (to be shared with the bar/restaurant at 384 East Ave). Development includes rezoning of 350 Alexander St from R-2 to CCD-E and demolition of existing 2-3 story hotel.

Requirement for Site Plan Review: 120-65D: Applications not meeting the design criteria shall require site plan approval
120-191D(3)(a)[2]: All new construction in the CCD that include minor deviations from the design criteria
120-191D(3)(c)[2]: Applications in the CCD that include major deviations from the design criteria

Site Plan Type: Major
Quadrant: SE
Enforcement: No
SEQR: Type 1
Contact Person: Tom Kicior, Thomas.kicior@cityofrochester.gov, 585-428-7762

Please note: Comments from city departments and county, regional, or state agencies are due within three weeks of a new site plan being introduced. Comments must be provided in writing (email is encouraged) to Tom Kicior by December 18, 2018.

SITE PLAN REVIEW PROJECT UPDATES:

File #: SP-34-16-17
Address: [270 East Avenue](#), SW Quad, 14604
Zoning District: Center City District-East End (CCD-E)
Description: Construct 3-5 story, 217,000 square foot, mixed use building with retail, office, 107 dwelling units, 5 live/work townhomes, and a 140 space parking garage.

Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Reviewed at 11-14-18 Project Review Committee.

File #: SP-08-18-19
Location: [900 East Avenue](#), SE Quad, 14607
Zoning District: PD #14
Description: Construct 1,370 sf (+/-) single story addition to the west side of existing museum. The addition will serve as the new main entrance. Project includes minor pavement and landscaping improvements to existing parking lot.
Contact Person: Chris Snyder, christopher.snyder@cityofrochester.gov, 585-428-6510

File #: SP-07-18-19
Location: [275 East Avenue](#), SW Quad, 14607
Zoning District: Center City District-East End (CCD-E)
Description: Construct a 4-story, 78,000 sf mixed use building. The building will contain 66 (+/-) dwelling units and 5,000-11,000 sf of ground floor retail/office space. Project includes 20 surface parking spaces behind the building.
Contact Person: Tim Raymond, tim.raymond@cityofrochester.gov, 585-428-7770
Notes: Site Plan Approval pending.

File #: SP-03-18-19
Location: [26 and 52 Broadway](#), et al., SW Quad, 14607
Zoning District: Center City District-East End (CCD-E)
Description: Construct a 6-story, 186,000 sf (144,000 sf habitable, 42,000 sf parking) addition to the existing 4-story hotel building. The addition will contain 66 new hotel rooms, 18 dwelling units, a bar, restaurant, banquet hall and indoor parking. At project completion there will be 129 parking spaces utilizing both surface and garage spaces. The addition will be accessed from two existing and two proposed curb cuts on Broadway. Valet drivers will access the underground parking garage via Ajax Alley only.
Contact Person: Tim Raymond, tim.raymond@cityofrochester.gov, 585-428-7770
Notes: Site Plan Approval pending.

File #: SP-04-18-19
Location: [1540-1550 and 1560 Lake Avenue](#), NW Quad, 14615
Zoning District: Regional Destination Center (C3)
Description: Construct a two story, 18,000 sf Rochester Police Department station and Northwest Neighborhood Service Center office with a 160 space surface parking lot.
Contact Person: Zina Lagonegro, Zina.Lagonegro@cityofrochester.gov, 585-428-7054
Notes: Waiting on building elevations and elevations.

File #: SP-30-17-18
Location: [240 Boxart Street](#), NW Quad, 14612
Zoning District: Industrial (M1)
Description: Construct 172 unit self-storage facility with office.
Contact Person: Mary Kerr, mary.kerr@cityofrochester.gov, 585-428-6590
Notes: Applicant is working on revisions to landscaping plan.

File #: SP-14-17-18
Address: [59 Sullivan Street](#) et al., 14605
Zoning District: Medium Density Residential (R2)
Description: Construct five single family homes; 13 two family homes; 13 three unit multifamily buildings; one 16 unit multifamily building; and change use of an existing charter school to an 18 unit multifamily building (104 units total). The project also includes the creation of a public open space with a six space parking lot and the establishment of a community center at 200 and 208-214 Clifford Ave.

The project area is generally bounded by Rauber, Joseph, Clifford, Clinton, plus Kappel Place and includes the rezoning of approx. 33 acres from R-1 and C-2 to R2.

Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Applicant has submitted revised drawings. Site Plan in review.

File #: SP-38-16-17
Address: [625 South Goodman Street](#), 14607
Zoning District: Community Center (C2)
Description: Construct a 4 story, 117,040sf, 100 dwelling unit multifamily building including a 69 space surface parking lot, 28 space first floor parking garage, and associated site improvements. Applicant is also proposing improvements within the public right-of-way of Uhlen Place and Karges Place.

Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan Approved on Condition. ZBA held decision regarding transformer placement.

File #: SP-02-17-18
Address: [1 and 15 Manhattan Square Drive](#), 47 and 55 Savannah Street, Inner Loop Development Sites 4 and 5, 14607
Zoning District: Center City District, Base (CCD-B)
Description: Redevelop an 18.18 acre site (multiple parcels) in the southeast portion of Rochester's Center City into a mixed use neighborhood. See *contact person for full project description or questions*.

Contact Person:

Tim Raymond, tim.raymond@cityofrochester.gov, 585-428-7770

Notes:

Site Plan approval with conditions issued for overall neighborhood concept and layout 6-1-2018. Individual project components will be subject to further review as they are submitted. If the components (e.g. hotel, mixed use, residential) fall within the parameters established by the 6-1-2018 approval, they will not be subject to additional Site Plan Review. Building E has been approved and Certificate of Zoning Compliance issued. The hotel is currently being reviewed by the Zoning Office.

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

None

SITE PLAN REVIEW AGENDA

Tuesday, December 4, 2018

NEW SITE PLAN REVIEW APPLICATIONS

None

SITE PLAN REVIEW PROJECT UPDATES:

File #: SP-31-17-18
Location: [115 South Avenue](#), SW Quad, 14604
Zoning District: Center City District-Riverfront (CCD-R)
Description: Repair and reconstruct elevated north terrace adjacent to the Rundel Library building. Work includes repair and replacement of deteriorated structural deck and support framing, and installation of new landscape features including a cantilevered observation deck over the Genesee River.
Contact Person: Tim Raymond, tim.raymond@cityofrochester.gov, 585-428-7770
Notes: Site Plan review in progress. Project to be scheduled for RPB approval.

File #: SP-23-17-18
Address: [230-250 Alexander Street](#), 14607
Zoning District: Community Center (C-2)
Description: Redevelop a 7.4 acre vacant site (former hospital) into a mixed use development.

Construct 8 new buildings:

- Building A, an 49,632 SF, 4 story mixed use (retail and residential) building
- Building B, an 39,600 SF, 4 story mixed use (retail and residential) building
- Building C, an 30,624 SF, 4 story residential building
- Building D, an 40,600 SF, 4 story residential building
- Building E, an 39,024 SF, 4 story residential building (micro-units).
- Building F, an 19,200 SF, 1 story retail (health club) building
- Building G, a 3 story parking garage containing 235+/- spaces
- Building H (Mindex), an 71,552 SF, 4 story mixed use (office and residential) building

Amongst the seven residential, retail, and mixed use buildings, there will be approximately 250 dwelling units and 16,573 SF square feet of retail space.

The new development will have two new private streets:

- New Street A (East-West Road), (connecting Alexander Street and Averill Avenue) will be two 13' travel lanes, one 8' on-street parking lane, for a total of 34' wide, curb to curb
- New Street B, (North-South Road) (connecting New Street A and Tracy Street) will be two 10' travel lanes, two 8' on-street parking lane, for a total of 36' wide, curb to curb

Subdivide one parcel into three parcels.

Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762

File #: **SP-17-17-18**

Address: [19 Sunshine Street](#), 14621

Zoning District: Industrial (M-1)

Description: Expand existing junkyard to 75 vehicles. Construct 900 sf building for vehicle dismantling.

Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762

Notes: Site Plan Termination letter issued. Site Plan will be terminated if additional information is not provided.

File #: **SP-20-17-18**

Address: [700 Hollenbeck Street](#), 14621

Zoning District: Community Center (C-2)

Description: Establish outdoor storage and multiple uses in seven buildings on 2.65 acre site. Vehicle repair in Building #5, light industrial (wood working) in Building #1, and storage in Buildings #2, #3, #4, #6, and #7.

Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762

Notes: Site Plan Termination letter issued. Site Plan will be terminated if additional information is not provided.

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

None

SITE PLAN REVIEW AGENDA

Tuesday, December 11, 2018

NEW SITE PLAN REVIEW APPLICATIONS

File #: SP-10-18-19 ***(New Drawings Provided)**
Applicant: 390 East CBM, LLC
Address: 390 East Ave
Zoning District: Center City District-East End (CCD-E)
Description: Construct a four story, 89,602sf, 126 room hotel with 33 underground parking spaces and 141 surface parking spaces (to be shared with the bar/restaurant at 384 East Ave). Development includes rezoning of 350 Alexander St from R-2 to CCD-E and demolition of existing 2-3 story hotel.

Requirement for Site Plan Review: 120-65D: Applications not meeting the design criteria shall require site plan approval
120-191D(3)(a)[2]: All new construction in the CCD that include minor deviations from the design criteria
120-191D(3)(c)[2]: Applications in the CCD that include major deviations from the design criteria

Site Plan Type: Major
Quadrant: SE
Enforcement: No
SEQR: Type 1
Contact Person: Tom Kicior, Thomas.kicior@cityofrochester.gov, 585-428-7762

Please note: Comments from city departments and county, regional, or state agencies are due within three weeks of a new site plan being introduced. Comments must be provided in writing (email is encouraged) to Tom Kicior by January 8, 2018.

SITE PLAN REVIEW PROJECT UPDATES:

File #: SP-34-16-17
Address: [270 East Avenue](#), SW Quad, 14604
Zoning District: Center City District-East End (CCD-E)
Description: Construct 3-5 story, 217,000 square foot, mixed use building with retail, office, 107 dwelling units, 5 live/work townhomes, and a 140 space parking garage.

Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: New drawings submitted. Project will reviewed again at 12-12-18 Project Review Committee.

File #: SP-06-18-19
Location: [1000 South Avenue](#), SE Quad, 14620
Zoning District: Institutional Planned Development (IPD) #8 proposed to be rezoned to new Planned Development (PD) #17 Highland Hospital.
Description: Rezone 9 +/- acres from IPD to PD #17. The new PD will facilitate construction of a 68,000 sf, seven story infill building to allow the hospital to convert from semi-private to private rooms. There will be no increase in the number of beds.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: PD revisions submitted and under review.

File #: SP-05-18-19
Location: [185 University Avenue](#), SW Quad, 14605
Zoning District: Center City District-Main (CCD-M)
Description: Legalize a 61 space parking lot.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Waiting on revised drawings.

File #: SP-34-17-18
Location: [89-95 Elm Street](#), SW Quad, 14604
Zoning District: Center City District-Tower (CCD-T)/Midtown Urban Renewal District
Description: Construct 9 space surface parking lot and dumpster enclosure to serve the mixed use building at 88 Elm Street.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Waiting on revised drawings.

File #: SP-24-16-17
Location: [1535 Hudson Avenue](#) and 611 East Ridge Road, NE Quad, 14621
Zoning District: Regional Center (C3)
Description: Demolish existing 6,700 square foot vacant building and construct new 14,000 square foot vehicle service operation and convenience store, gas sales, and queuing and prep area for existing car wash at 611 East Ridge (Town of Irondequoit). Project includes associated parking and landscaping improvements. Requires 239m review by Monroe County due to location within 500 feet of a municipal border.
Contact Person: Jill Wiedrick, jill.wiedrick@cityofrochester.gov, 585-428-6914
Notes: Site preparation permit issued; Site Plan approval pending.

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

None

SITE PLAN REVIEW AGENDA

Tuesday, December 18, 2018

NEW SITE PLAN REVIEW APPLICATIONS

None

SITE PLAN REVIEW PROJECT UPDATES:

File #: SP-08-18-19
Location: [900 East Avenue](#), SE Quad, 14607
Zoning District: PD #14
Description: Construct 1,370 sf (+/-) single story addition to the west side of existing museum. The addition will serve as the new main entrance. Project includes minor pavement and landscaping improvements to existing parking lot.
Contact Person: Chris Snyder, christopher.snyder@cityofrochester.gov, 585-428-6510

File #: SP-07-18-19
Location: [275 East Avenue](#), SW Quad, 14607
Zoning District: Center City District-East End (CCD-E)
Description: Construct a 4-story, 78,000 sf mixed use building. The building will contain 66 (+/-) dwelling units and 5,000-11,000 sf of ground floor retail/office space. Project includes 20 surface parking spaces behind the building.
Contact Person: Tim Raymond, tim.raymond@cityofrochester.gov, 585-428-7770
Notes: Site Plan Approval pending.

File #: SP-03-18-19
Location: [26 and 52 Broadway](#), et al., SW Quad, 14607
Zoning District: Center City District-East End (CCD-E)
Description: Construct a 6-story, 186,000 sf (144,000 sf habitable, 42,000 sf parking) addition to the existing 4-story hotel building. The addition will contain 66 new hotel rooms, 18 dwelling units, a bar, restaurant, banquet hall and indoor parking. At project completion there will be 129 parking spaces utilizing both surface and garage spaces. The addition will be accessed from two existing and two proposed curb cuts on Broadway. Valet drivers will access the underground parking garage via Ajax Alley only.
Contact Person: Tim Raymond, tim.raymond@cityofrochester.gov, 585-428-7770
Notes: Site Plan Approval pending.

File #: SP-04-18-19
Location: [1540-1550 and 1560 Lake Avenue](#), NW Quad, 14615
Zoning District: Regional Destination Center (C3)
Description: Construct a two story, 18,000 sf Rochester Police Department station and Northwest Neighborhood Service Center office with a 160 space surface parking lot.
Contact Person: Zina Lagonegro, Zina.Lagonegro@cityofrochester.gov, 585-428-7054

File #: SP-30-17-18
Location: [240 Boxart Street](#), NW Quad, 14612
Zoning District: Industrial (M1)
Description: Construct 172 unit self-storage facility with office.
Contact Person: Mary Kerr, mary.kerr@cityofrochester.gov, 585-428-6590
Notes: Applicant is working on revisions to landscaping plan.

File #: SP-14-17-18
Address: [59 Sullivan Street](#) et al., 14605
Zoning District: Medium Density Residential (R2)
Description: Construct five single family homes; 13 two family homes; 13 three unit multifamily buildings; one 16 unit multifamily building; and change use of an existing charter school to an 18 unit multifamily building (104 units total). The project also includes the creation of a public open space with a six space parking lot and the establishment of a community center at 200 and 208-214 Clifford Ave.

The project area is generally bounded by Rauber, Joseph, Clifford, Clinton, plus Kappel Place and includes the rezoning of approx. 33 acres from R-1 and C-2 to R2.

Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan in review. Variances for the one family and two family residences will be reviewed at 1/24/18 Zoning Board Hearing.

File #: SP-02-17-18
Address: [1 and 15 Manhattan Square Drive](#), 47 and 55 Savannah Street, Inner Loop Development Sites 4 and 5, 14607
Zoning District: Center City District, Base (CCD-B)
Description: Redevelop an 18.18 acre site (multiple parcels) in the southeast portion of Rochester's Center City into a mixed use neighborhood. *See contact person for full project description or questions.*
Contact Person: Tim Raymond, tim.raymond@cityofrochester.gov, 585-428-7770
Notes: Site Plan approval with conditions issued for overall neighborhood concept and layout 6/1/2018. Individual project components will be subject to further review as they are submitted. If the components (e.g.

hotel, mixed use, residential) fall within the parameters established by the 6-1-2018 approval, they will not be subject to additional Site Plan Review. Building E has been approved and Certificate of Zoning Compliance issued.

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

None